

\$1,050,000 - 6520 111 Avenue, Edmonton

MLS® #E4447298

\$1,050,000

3 Bedroom, 3.50 Bathroom, 2,107 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Imagine rooftop sunsets over the river valley from a patio nearly the size of your home. This stunning 4-bedroom 3.5-bath property sits across from Highlands Golf Course, in Edmonton's coveted Highlands community is a rare find. Overlooking Henry Martell Park and Highlandia, you can walk to Fox Burger, Bodega, Kind Ice Cream and Candid Coffee then come home to floor-to-ceiling windows, a curved open staircase and a sleek 3-way fireplace. The chef's kitchen is built for hosting with a Viking double oven, granite counters, a large island and walk-in pantry. Upstairs the private primary retreat features a walk-in closet and spa-inspired ensuite with steam shower. A sunny front patio is perfect for morning coffee while the rooftop patio sets the stage for unforgettable gatherings under the stars. The finished basement adds more bedrooms, a rec space and full bath. A fenced yard, garden beds and a double garage with loft storage. An exquisite Highlands lifestyle in a sought-after location.

Built in 2009

Essential Information

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|----------|-------------|
| MLS® # | E4447298 |
| Price | \$1,050,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,107 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 6520 111 Avenue |
| Area | Edmonton |
| Subdivision | Highlands (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 0L8 |

Amenities

| | |
|----------------|---|
| Amenities | Barbecue-Built-In, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Three Sided |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Paved Lane, River Valley View, Schools |
| Roof | Asphalt Shingles, EPDM Membrane |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------------------|
| Elementary | Virginia Park School |
| Middle | Highlands School |
| High | Eastglen School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 09 |

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Listing information last updated on July 15th, 2025 at 1:17am MDT