

## \$559,900 - 6211 85 Avenue, Edmonton

MLS® #E4434877

**\$559,900**

3 Bedroom, 2.00 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Welcome to this beautifully upgraded bungalow in Kenilworth, featuring 3 bedrooms +den and a fully finished basement, perfect for comfortable family living. The main floor boasts upgraded windows and flooring, a modern kitchen with newer cabinets and quartz countertops, and a renovated bathroom, all designed for contemporary style and functionality. Downstairs, you'll find a den, a stylish 3-piece bath, a spacious rec room, and recent upgrades including a new furnace and hot water tank. The exterior is equally impressive with newer shingles, updated siding, aggregate sidewalks, and meticulously manicured landscaping (with sprinklers for the lawn and flower beds) that enhances curb appeal. For outdoor enthusiasts, the property includes 26 x 24 Garage, RV parking and a hot tub panel and pad already in place, making it easy to add your own hot tub. Thoughtfully improved throughout, this home combines modern updates with practical features in a desirable Kenilworth location-ready for you to settle in.

Built in 1962

### Essential Information

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Price \$559,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6211 85 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0J4

### Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kenlwrth/Waverly/StBrendan  
Middle                              Braemar/StBrendan  
High                                Braemar/AustinOâ€™Brien

**Additional Information**

Date Listed                      May 7th, 2025  
Days on Market                2  
Zoning                              Zone 18

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