

## \$440,000 - 6810 Evans Wynd, Edmonton

MLS® #E4447322

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont! This beautifully maintained home is just minutes from parks, schools, public transit, restaurants, and more! Tucked away on a quiet street, you'll love starting your day with coffee on the charming front veranda. Step inside to an open-concept living space filled with natural light, thanks to large windows at both the front and back of the home. The kitchen features granite countertops, high-end cabinetry, and sleek stainless steel appliances. Upstairs, you'll find a versatile bonus room that's ideal for a home office, playroom, or cozy family lounge. The spacious primary suite comfortably fits a king-sized bed and features a walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bathroom complete the upper level. Outside, enjoy a fully landscaped and fenced backyard with a sunny deck for summer BBQs & a double detached garage. Other features: A/C & upstairs laundry! This home is move-in ready and available for quick possession, don't miss your chance to make it yours!

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447322  |
| Price    | \$440,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6810 Evans Wynd     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0T3             |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached             |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Winterburn/Good Shepherd   |
| Middle     | Michael Phair/H.E. Beriaul |
| High       | Jasper Place/St.Oscar Rom  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 57         |

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Listing information last updated on July 13th, 2025 at 8:47pm MDT