

Courtesy Of Chris K Karampelas And Jennifer L Kitzan Mohammed Of MaxWell Polaris

# \$1,999,999 - 6003 111 Avenue, Edmonton

MLS® #E4453665

**\$1,999,999**

6 Bedroom, 4.50 Bathroom, 2,507 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

## LOCATION, LUXURY & LIFESTYLE!

Welcome to this BRAND NEW, 3,700+ sqft of total living 2-storey infill home built by CHBA Award-Winning Justin Gray Homes & designed by CM Interior Designs! Sitting on a LARGE corner lot in prestigious community Highlands! Featuring 9' ceilings on all levels w/ 8' doors, endless windows, wrap-around front porch & rear deck. The open-concept main offers a grand living room w/ plaster gas fireplace, dining w/ wood beams & shiplap, HUGE main floor office, chef's kitchen complete w/ Fisher & Paykel panel fridge, gas stove, apron sink, gold plumbing, custom cabinetry, plus mudroom & 2-pc bath. Upstairs boasts 4 bedrooms & 3 baths: massive primary retreat w/ vaulted ceilings, gas fireplace, boulevard views, custom WIC & spa-inspired ensuite. 2nd Bedrm (mini-master) w/ ensuite & WIC, and Jack & Jill bath for bedrooms 3 & 4. Fully finished basement offers 2 bedrooms, bath & open theatre room. Steps to Highlands Golf, river valley, Concordia, Borden Park, schools & mins to Downtown!



Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4453665    |
| Price  | \$1,999,999 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,507                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6003 111 Avenue      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 0L1              |

### Amenities

|           |                                                                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Detached                                                                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 3                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Vinyl, Hardie Board Siding |
|----------|----------------------------------|

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Hghlands/ Virginia Park |
| Middle     | Highlands               |
| High       | Easstglen               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 09           |

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Listing information last updated on August 23rd, 2025 at 4:02am MDT