

## **\$525,000 - 6864 Evans Wynd, Edmonton**

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MLS® #E4456905

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

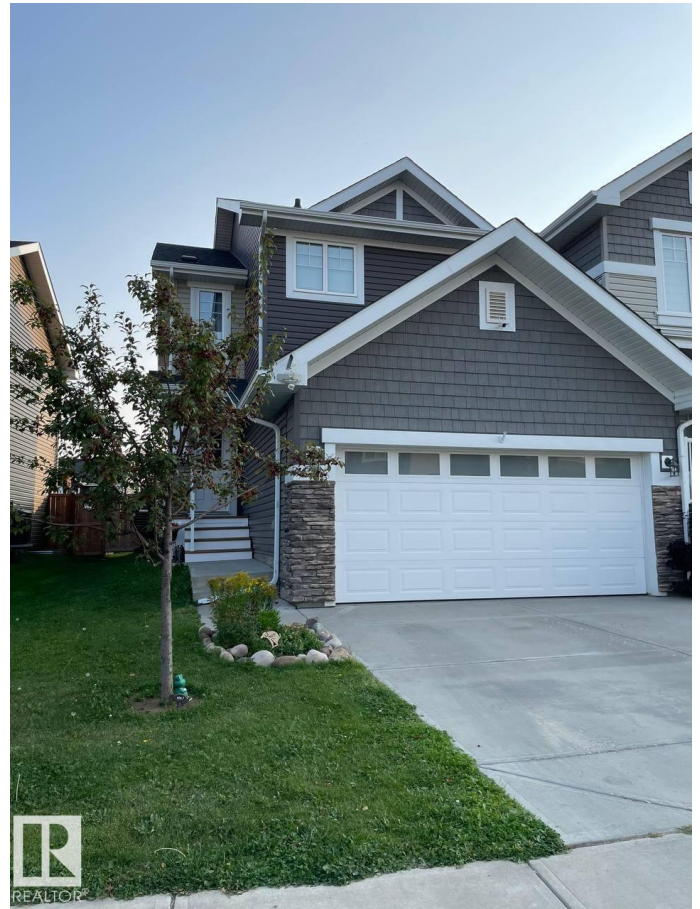
NO CONDO FEES! This charming half duplex offers a finished basement, central A/C, and thoughtful upgrades throughout. The main floor features an open concept layout with a spacious living room and a well-appointed kitchen complete with stainless steel appliances, rich cabinetry, and a central island perfect for entertaining. Upstairs, the primary suite includes a walk-in closet and ensuite, with two more bedrooms and a full bath completing the level. The FINISHED BASEMENT adds even more living space with a bonus room, bedroom, and washroom, ideal for family, guests, or a home office. Outside, enjoy a landscaped backyard with a shed and a convenient gate in the fence that opens to the back alley. The garage includes a ceiling-mounted heater and a secondary electrical panel with upgraded plugs, ideal for tools, hobbies, or future EV charging. Move-in ready and located close to schools, parks, shopping, and major routes, this home combines comfort, function, and convenience—ready to welcome its next owners.

Built in 2018

### **Essential Information**

MLS® #                      E4456905

Price                        \$525,000



Bedrooms	4
Bathrooms	2.50
Full Baths	1
Half Baths	3
Square Footage	1,541
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6864 Evans Wynd
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0T6

### Amenities

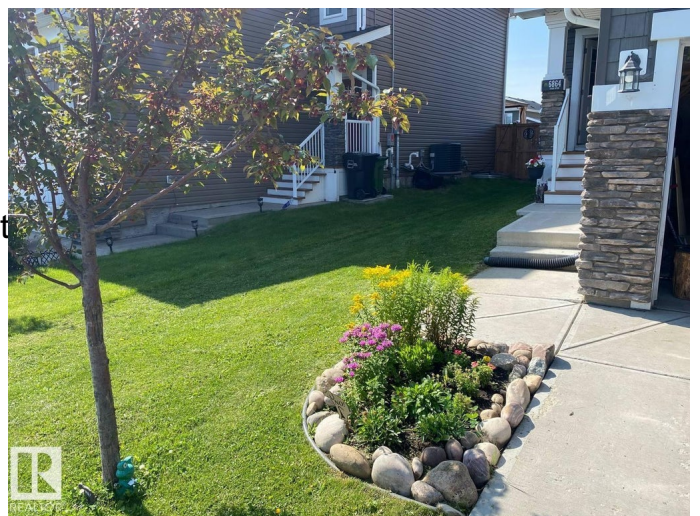
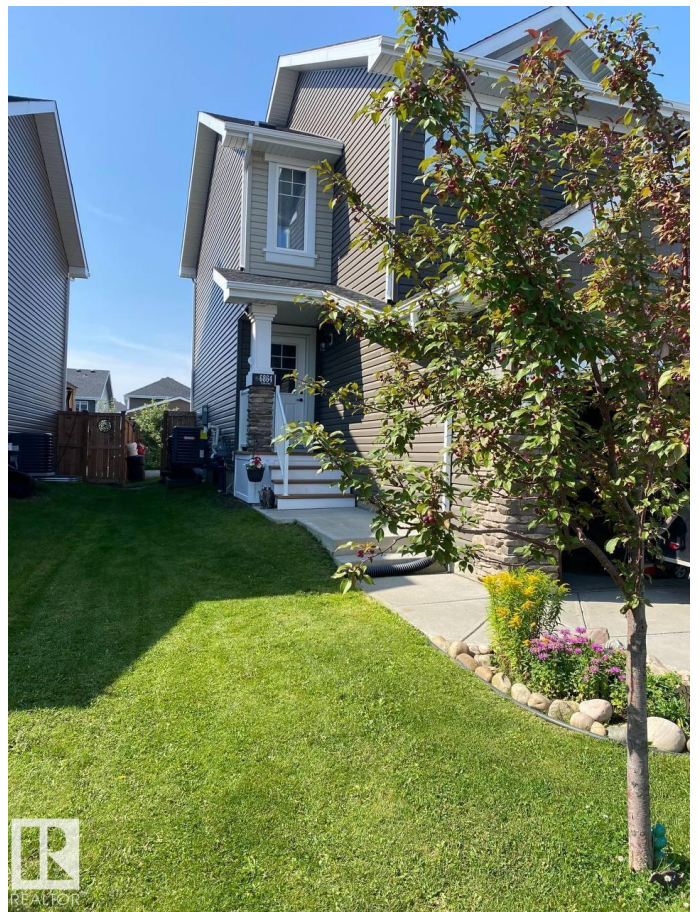
Amenities	Air Conditioner, Deck, Detect
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	2
Zoning	Zone 57

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Listing information last updated on September 11th, 2025 at 6:17am MDT