

# \$470,000 - 6615 111 Avenue, Edmonton

MLS® #E4457012

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,050 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Welcome to this charming and beautifully maintained historical bungalow in Highlands! Bright and inviting, the main floor features two bedrooms, a full bath, a cozy living room, and a functional kitchen. The fully finished basement provides an additional bedroom, bathroom, and plenty of storage space. Numerous updates ensure peace of mind, including shingles (2014), sewer line to city connection (2015), attic insulation (2013), all house windows (2017) plus front and chimney (2021), furnace (2023), eavestroughs (2023), fridge (2025), and air conditioning (2025). Both bathrooms have been updated, while the panel - kitchen wiring, and outlets have all been upgraded. With easy access across Edmonton and just steps to breathtaking skylines, river valley walks, shops, and schools, this home blends timeless character with modern comfort and an unbeatable location.

Built in 1950

## Essential Information

MLS® #	E4457012
Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,050
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6615 111 Avenue
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0A5

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck
Parking	Front Drive Access, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Paved Lane, Private Setting, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 10th, 2025
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Days on Market 1

Zoning Zone 09

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Listing information last updated on September 11th, 2025 at 9:02am MDT