

## \$359,900 - 6228 13 Avenue, Edmonton

MLS® #E4452491

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Nestled in the family-friendly community of Sakaw, this well-maintained bi-level offers 3 bedrooms, 2.5 baths, and over 1,160 sq. ft. of living space. The partly finished basement adds a 3rd bedroom, 3-piece bath, and includes an almost-complete 4th bedroom that just awaits your final touches. Updates include a newer furnace (2021) and hot water tank (2022). Enjoy a generous yard, double detached garage with built-in shelving, with a prime location close to parks, schools, and amenities. This property offers plenty of room to growâ€”inside and out!

Built in 1979

### Essential Information

MLS® #	E4452491
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status	Active
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### Community Information

Address	6228 13 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2E6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Richards & Sakaw 1-6
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### Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	Zone 29

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