

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

\$639,888 - 6422 27 Avenue, Edmonton

MLS® #E4421214

\$639,888

3 Bedroom, 3.00 Bathroom, 2,292 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

Stylish & Spacious Home in Growing Mattson Community. This beautifully designed home offers a double attached garage, side entry, and basement rough-ins for future expansion. Step into a bright, spacious foyer with ample storage, leading into an open-concept living space perfect for entertaining. The modern kitchen features sleek 3M quartz countertops, light wood-toned cabinetry, a walk-in pantry, and a gas line to the stove. Plus, enjoy a \$3,000 appliance allowance to make it your own. A main-floor den with barn doors connects to a full bath, making it ideal for guests or a home office. Upstairs, a central bonus room creates a cozy retreat, alongside a laundry room, main bath, and three spacious bedrooms. The primary suite offers his & hers closets and a spa-like 5-piece ensuite with a walk-in shower, freestanding tub, and double sinks. A perfect blend of style and function. Photos of previous build, interior colours are represented. Under construction, tentative completion end of June - early July.

Built in 2024

Essential Information

MLS® # E4421214

Price \$639,888

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,292 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6422 27 Avenue |
| Area | Edmonton |
| Subdivision | Mattson |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3G5 |

Amenities

| | |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 12th, 2025

Days on Market 79

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 9:31pm MDT