

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 78

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 7:17pm MDT