

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 77

Zoning Zone 53

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Listing information last updated on April 30th, 2025 at 2:32pm MDT