

## \$460,000 - 6007 10 Avenue, Edmonton

MLS® #E4452453

**\$460,000**

4 Bedroom, 3.00 Bathroom, 1,267 sqft

Single Family on 0.00 Acres

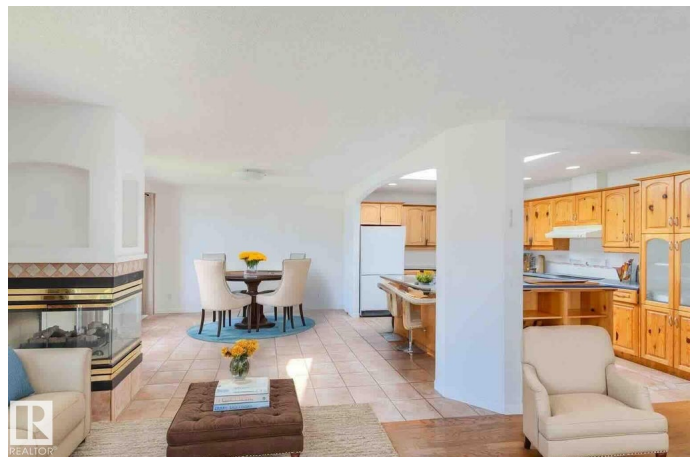
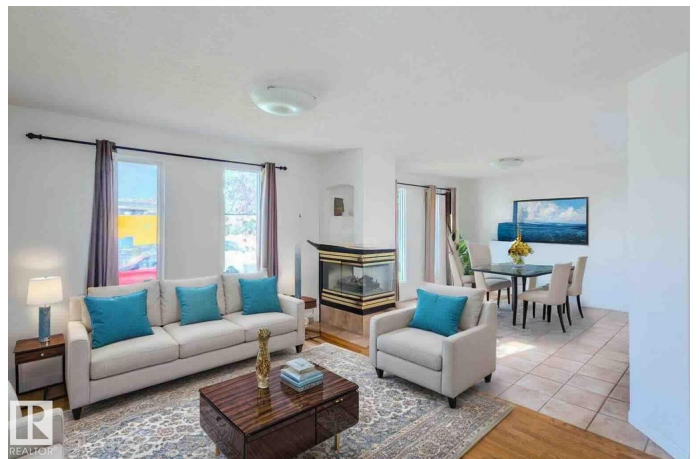
Sakaw, Edmonton, AB

Great Family Bungalow in Sakaw! This spacious home offers 2363 of living space, an open-concept kitchen, dining & living area filled with natural light, updated built-in oven, gas cooktop, and dishwasher, plus a 3-sided gas fireplace. The primary bedroom features a 3-pc ensuite and deck access to your hot tub. Two more bedrooms and a main bath with jetted tub complete the main floor. The fully finished basement now boasts brand-new flooring, 1 bedroom, an office, a second kitchen, bar, and large family room, plus separate laundry and private access perfect for extended family or income potential. Recent upgrades include a new roof and new hot water tank. Large private yard with no neighbours behind, and an oversized heated garage with tandem parking & workshop space. Close to schools, parks, shopping, and transit move-in ready! Some Photos are virtually staged.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452453  |
| Price      | \$460,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,267                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6007 10 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3A5        |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Hot Tub, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Parking-Extra, Patio, Skylight, Wet Bar |
| Parking Spaces | 6                                                                                                           |
| Parking        | Front Drive Access, Heated, Over Sized, Tandem, Triple Garage Detached                                      |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplaces        | Three Sided                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 15th, 2025 at 4:02pm MDT