

## \$440,000 - 6810 Evans Wynd, Edmonton

MLS® #E4447322

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to Edgemont! This beautifully maintained home is just minutes from parks, schools, public transit, restaurants, and more! Tucked away on a quiet street, youâ€™ll love starting your day with coffee on the charming front veranda. Step inside to an open-concept living space filled with natural light, thanks to large windows at both the front and back of the home. The kitchen features granite countertops, high-end cabinetry, and sleek stainless steel appliances. Upstairs, you'll find a versatile bonus room thatâ€™s ideal for a home office, playroom, or cozy family lounge. The spacious primary suite comfortably fits a king-sized bed and features a walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bathroom complete the upper level. Outside, enjoy a fully landscaped and fenced backyard with a sunny deck for summer BBQs & a double detached garage. Other features: A/C & upstairs laundry! This home is move-in ready and available for quick possession, donâ€™t miss your chance to make it yours!

Built in 2015

### Essential Information

MLS® # E4447322

Price \$440,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6810 Evans Wynd
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0T3

### Amenities

Amenities	Air Conditioner, Deck, Front Porch
Parking Spaces	4
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Winterburn/Good Shepherd
Middle	Michael Phair/H.E. Beriaul
High	Jasper Place/St.Oscar Rom

### Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 57

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 July 13th, 2025 at 2:32pm MDT