

## **\$599,000 - 6716 101a Avenue, Edmonton**

MLS® #E4454382

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Welcome to this Exclusive Terrace Heights Stunningly Renovated Bungalow located on an Elm Tree lined Private Street backing onto Fulton Ravine!! Pride of Ownership Exudes throughout this Entire property with premium craftsmanship at every turn. The spacious main floor boasts open floor plan, 3 bedrooms, family room with corner fireplace, and spacious kitchen flowing through patio doors into a Private Oasis surrounded with lush perennial gardens, Hot Tub Retreat, Double Overhead Doored Triple Garage plus Extra Parking Pad. The developed basement boasts a well-designed Media/Recreation space with built-ins, Gas Fireplace, Wet Bar, Full Bath, Workshop/Craft Room and plenty of storage. Recent upgrades are too numerous to mention but include, Central AC, Hardwood, Tile & LVP Flooring, Vinyl Windows & Shingles on both the house & Garage. This Amazing Home is just steps to the Public Library, Public Transportation, River Valley & All Shopping Amenities You Require.

Built in 1956

### **Essential Information**

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Price \$599,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,139                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6716 101a Avenue           |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 0M2                    |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Tub, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Detached, Over Sized                                           |

### Interior

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace    | Yes                                                                                                                                                                        |
| Fireplaces   | Corner, Mantel                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic |

Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 19           |

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Listing information last updated on August 27th, 2025 at 12:47am MDT