

# \$459,900 - 6853 Evans Wynd, Edmonton

MLS® #E4445158

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,560 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this beautifully maintained duplex in Edgemont! Boasting 1560 sq. ft, this 2-storey home features 3 bedrooms, 2.5 baths, a bonus room, and a double attached garage. The bright, open-concept layout includes a spacious living room, kitchen with SS appliances, quartz countertops, a center island, a stylish tile backsplash, and a walk-in pantry. A 2-pc bath completes the main floor. Upstairs, you'll find a bonus room, 3 spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite. The unfinished basement offers endless possibilities for customization, allowing you to create a space that perfectly fits your needs. Enjoy access to fantastic amenities nearby, including parks, schools, and shopping. Quick access to the Henday.



Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445158  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,560     |
| Acres          | 0.00      |

|            |               |
|------------|---------------|
| Year Built | 2017          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6853 Evans Wynd     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0T6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 12             |

## Zoning

## Zone 57

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Listing information last updated on July 13th, 2025 at 7:32pm MDT