

# \$539,000 - 6224 11 Avenue, Edmonton

MLS® #E4431624

**\$539,000**

6 Bedroom, 2.50 Bathroom, 1,224 sqft  
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Legal 3+3 Bedroom Suite in Sakaw â€“ Turnkey Investment or Ideal Family Home! Tucked away in a quiet cul-de-sac, this upgraded open-concept bungalow offers 6 bedrooms, 2 kitchens, 2 living rooms, and 2.5 baths â€” ideal for multi-gen living or strong rental income. Features include a legal basement suite (2023), oversized double garage (2011), wood-burning fireplace, triple-pane windows, newer HE furnaces, A/C, hot water tank, and stainless steel appliances. The bright kitchen, stylish blinds, and fenced yard with deck and shed add comfort and charm. Located in the family-friendly community of Sakaw, close to schools, a community hall, and outdoor rink. Currently bringing in \$3,400/month (\$40,800/year). Buy turnkey with cash flow from Day 1, or choose vacant possession. A solid home, great location and a smart investment â€” you really canâ€™t go wrong.

Built in 1979

## Essential Information

MLS® #	E4431624
Price	\$539,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6224 11 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2G4

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Back Lane, Cross Fenced, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Meyokumin Elementary
Middle	Sakaw School

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 29

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