

## \$459,900 - 6870 Evans Wynd, Edmonton

MLS® #E4437940

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,549 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Duplex in the Hamptons! No condo fees! This beautiful 3 bedroom, 2.1 bathrooms, features an open plan design with a large living room, well appointed open kitchen with well made cabinetry, granite countertop, stainless steel appliances, a center island and a walkthrough pantry leading to the double garage. Up the stairs are generous sized bedrooms, a main bath and a full sized ensuite. The basement offers the opportunity to develop any way you wish. The highlight of this house is the back yard that includes a patio area with 2 gazebos, a large shed, a fire pit and a tastefully designed garden which creates a peaceful haven. A lot of love has gone into this home and now it can be yours!

Built in 2018

### Essential Information

MLS® #	E4437940
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6870 Evans Wynd
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0T8

### Amenities

Amenities	Deck, Fire Pit, Gazebo
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
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 May 22nd, 2025

Days on Market 26

Zoning Zone 57

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Listing information last updated on June 16th, 2025 at 9:47pm MDT