

\$359,900 - 6228 13 Avenue, Edmonton

MLS® #E4452491

\$359,900

3 Bedroom, 2.50 Bathroom, 1,166 sqft
Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Nestled in the family-friendly community of Sakaw, this well-maintained bi-level offers 3 bedrooms, 2.5 baths, and over 1,160 sq. ft. of living space. The partly finished basement adds a 3rd bedroom, 3-piece bath, and includes an almost-complete 4th bedroom that just awaits your final touches. Updates include a newer furnace (2021) and hot water tank (2022). Enjoy a generous yard, double detached garage with built-in shelving, with a prime location close to parks, schools, and amenities. This property offers plenty of room to grow “inside and out!”

Built in 1979

Essential Information

MLS® #	E4452491
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level



Status	Active
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Community Information

Address	6228 13 Avenue
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2E6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. Richards & Sakaw 1-6
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Additional Information

Date Listed	August 12th, 2025
Days on Market	4
Zoning	Zone 29

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