

\$539,000 - 6224 11 Avenue, Edmonton

MLS® #E4431624

\$539,000

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

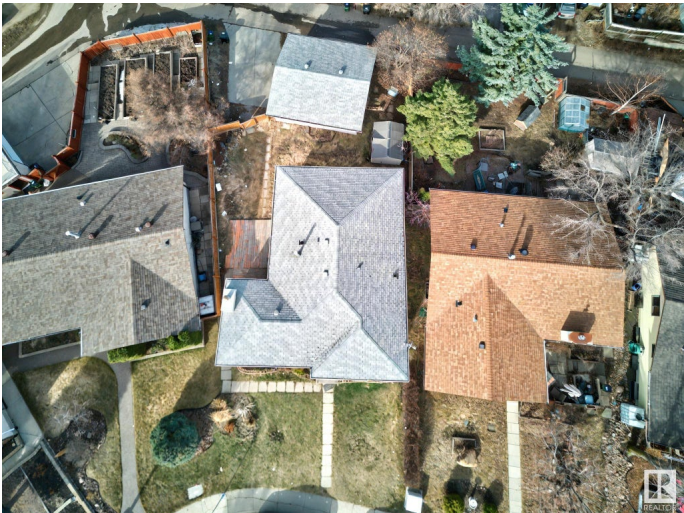
Sakaw, Edmonton, AB

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	63
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 12:17pm MDT