

## \$415,000 - 6428 15 Avenue, Edmonton

MLS® #E4465056

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Welcome home to this beautifully upgraded 4 bedroom 3 bathroom bungalow in the family-friendly community of Sakaw! Nestled on a large pie-shaped lot, this home features an oversized heated garage and central A/C – perfect for year-round comfort. Inside, you’ll love the warm hardwood floors, crown molding, granite countertops, and spacious kitchen with a large island and plenty of storage. The cozy living room with an electric fireplace is ideal for family time. The main floor offers a generous primary bedroom with a walk-in closet and 2-piece ensuite, a second bedroom, and a full 4-piece bathroom. The fully finished basement provides even more living space with a huge rec room, two additional bedrooms, a bathroom, laundry, and storage. Located close to schools, parks, shopping, public transit, Mill Woods Rec Centre, and Grey Nuns Hospital – this is the perfect place for your family to call home!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465056  |
| Price      | \$415,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6428 15 Avenue |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1S6        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | No Smoking Home                    |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Wall Mount                                                                                                                    |
| Stories           | 2                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Vinyl                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Metal, Vinyl                                                                   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Sakaw School  
Middle                              kisÅªwÅ£tisiwin School  
High                                J Percy Page

**Additional Information**

Date Listed                      November 7th, 2025  
Days on Market                13  
Zoning                              Zone 29

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