

\$474,900 - 6312 17 Avenue, Edmonton

MLS® #E4458840

\$474,900

4 Bedroom, 3.00 Bathroom, 1,506 sqft
Single Family on 0.00 Acres

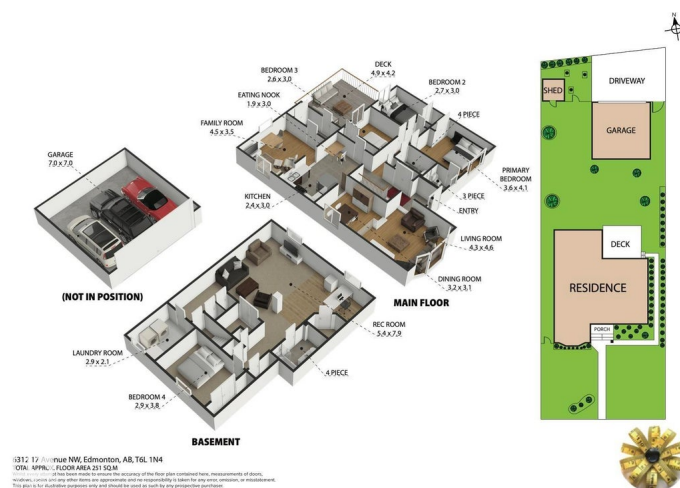
Meyokumin, Edmonton, AB

Welcome to this stunning 4 bedroom, 3 bathroom bungalow in the family friendly community of Millwoods. Boasting OVER 2700 sq ft of combined living space, this AMAZING home does not disappoint! Upon entering, you will immediately be impressed by the SPACIOUS living room complete with WOOD burning fireplace and fantastic NATURAL LIGHT. A formal dining room, GOURMET KITCHEN, and second family room continue the main floor. 3 well appointed bedrooms and 2 full baths complete the main floor of this exceptional home. Venturing downstairs to the FULLY FINISHED basement, a MASSIVE recreational room, 4th bedroom, 3rd full bathroom and laundry complete the interior of this GIGANTIC property. Outside you will continue to be impressed with a gorgeous COMPOSITE DECK and gorgeous landscaping including vegetable garden and beautiful apple tree. Ideally situated in close proximity to transit, parks, and a variety of shopping options, this home offers it ALL!

Built in 1979

Essential Information

MLS® #	E4458840
Price	\$474,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,506
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6312 17 Avenue
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1N4

Amenities

Amenities	Deck, Detectors Smoke, Parking-Extra
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, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed September 21st, 2025

Days on Market 1

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 September 22nd, 2025 at 5:02am MDT