

# \$459,900 - 6853 Evans Wynd, Edmonton

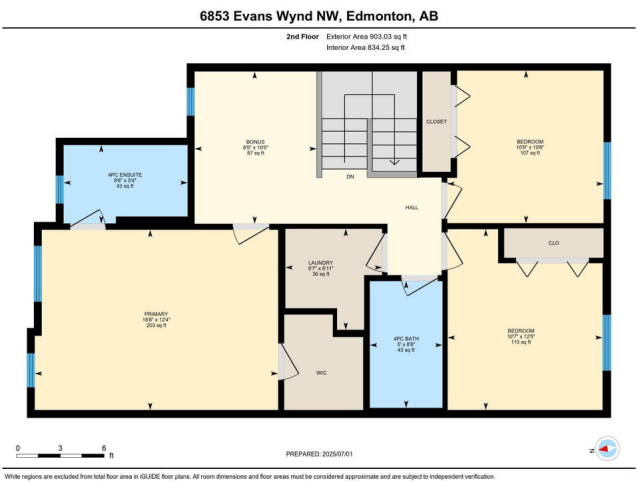
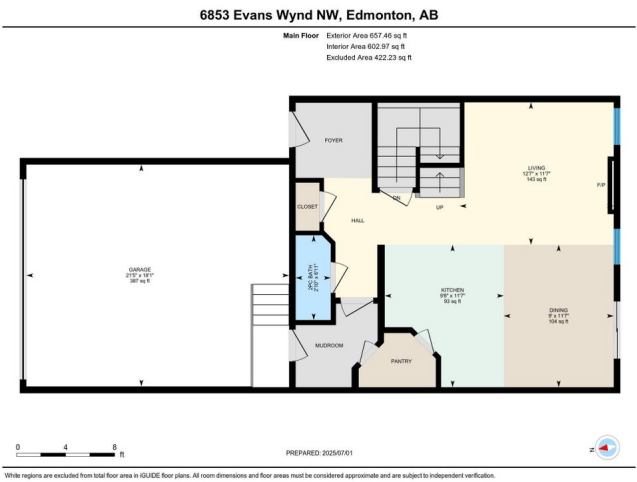
MLS® #E4445158

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,560 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this beautifully maintained duplex in Edgemont! Boasting 1560 sq. ft, this 2-storey home features 3 bedrooms, 2.5 baths, a bonus room, and a double attached garage. The bright, open-concept layout includes a spacious living room, kitchen with SS appliances, quartz countertops, a center island, a stylish tile backsplash, and a walk-in pantry. A 2-pc bath completes the main floor. Upstairs, you'll find a bonus room, 3 spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite. The unfinished basement offers endless possibilities for customization, allowing you to create a space that perfectly fits your needs. Enjoy access to fantastic amenities nearby, including parks, schools, and shopping. Quick access to the Henday.



Built in 2017

## Essential Information

MLS® #	E4445158
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00

Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6853 Evans Wynd
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0T6

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
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	July 1st, 2025
Days on Market	2

## Zoning

## Zone 57

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 July 3rd, 2025 at 1:32pm MDT