

Courtesy Of Chris K Karampelas And Jennifer L Kitzan Mohammed Of MaxWell Polaris

# \$1,999,999 - 6003 111 Avenue, Edmonton

MLS® #E4453665

**\$1,999,999**

6 Bedroom, 4.50 Bathroom, 2,507 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

## LOCATION, LUXURY & LIFESTYLE!

Welcome to this BRAND NEW, 3,700+ sqft of total living 2-storey infill home built by CHBA Award-Winning Justin Gray Homes & designed by CM Interior Designs! Sitting on a LARGE corner lot in prestigious community Highlands! Featuring 9' ceilings on all levels w/ 8' doors, endless windows, wrap-around front porch & rear deck. The open-concept main offers a grand living room w/ plaster gas fireplace, dining w/ wood beams & shiplap, HUGE main floor office, chef's kitchen complete w/ Fisher & Paykel panel fridge, gas stove, apron sink, gold plumbing, custom cabinetry, plus mudroom & 2-pc bath. Upstairs boasts 4 bedrooms & 3 baths: massive primary retreat w/ vaulted ceilings, gas fireplace, boulevard views, custom WIC & spa-inspired ensuite. 2nd Bedrm (mini-master) w/ ensuite & WIC, and Jack & Jill bath for bedrooms 3 & 4. Fully finished basement offers 2 bedrooms, bath & open theatre room. Steps to Highlands Golf, river valley, Concordia, Borden Park, schools & mins to Downtown!



Built in 2025

## Essential Information

MLS® #	E4453665
Price	\$1,999,999

Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,507
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6003 111 Avenue
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0L1

### **Amenities**

Amenities	Off Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl, Hardie Board Siding
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Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hghlands/ Virginia Park
Middle	Highlands
High	Easstglen

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	54
Zoning	Zone 09

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Listing information last updated on October 12th, 2025 at 3:47am MDT