

Courtesy Of Jamelle Alexander Of Exp Realty

# \$449,900 - 6928 13 Avenue, Edmonton

MLS® #E4453062

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,232 sqft  
Single Family on 0.00 Acres

Menisa, Edmonton, AB

Marvellous Menisa welcomes families & home dwellers seeking a quiet community with an exceptional home! Pride & ownership is on display at 6928 13 Ave, where this 4 bed, 3 full bath home offers over 1200 sq. ft. above grade, fully finished basement, and detached garage with additional parking space for family members! Encompassed in this neat package, many updates have been completed in recent years. Move in today and put your own personal touches on this home, updates include: roof shingles, triple pane windows, flooring throughout the main, solid oak trim, and jacuzzi tub! Enjoy your meticulous new yard with patio at the rear, or delightful seating area at the front to enjoy the south exposure sun. Stay warm in the cooler months with a wood burning fireplace, meanwhile the central AC will keep you comfortable throughout the summer. Located in South Mill Woods, amenities are at your reach. LRT, groceries, health and medical are all in your community. 6928 13 Avenue is awaiting!

Built in 1978

## Essential Information

MLS® #	E4453062
Price	\$449,900
Lease Rate	\$15



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,232
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6928 13 Avenue
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3P7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows, Wet Bar
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad Cement/Paved, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

## Additional Information

Date Listed	August 14th, 2025
Days on Market	97
Zoning	Zone 29

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