

# \$1,400,000 - 3054 28 Avenue, Edmonton

MLS® #E4455125

**\$1,400,000**

5 Bedroom, 2.00 Bathroom, 1,558 sqft  
Single Family on 0.00 Acres

Decoteau, Edmonton, AB

LOCATION, LOCATION! This beautifully renovated home sits on 2.99 acres within city limits, offering the perfect mix of space and convenience. Featuring luxury vinyl plank, quartz countertops, and an open, light-filled layout, the main floor includes a modern kitchen with ceiling-height cabinetry, stainless steel appliances, a spacious island, and a separate spice kitchen. The primary bedroom boasts a 4-piece ensuite, complemented by two additional bedrooms and another full bath. The finished basement offers two more bedrooms, a rec area, and laundry. Outdoors, enjoy a private oasis with a large deck, mature trees, and a firepit area—just minutes from the Anthony Henday, shopping, and amenities.

Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455125      |
| Price          | \$1,400,000   |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,558         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3054 28 Avenue |
| Area        | Edmonton       |
| Subdivision | Decoteau       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1A5        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Fire Pit, No Smoking Home, Patio |
| Parking   | Front Drive Access, RV Parking         |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Stoves-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Metal                                  |
| Exterior Features | Fenced, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                       |
| Construction      | Metal                                  |
| Foundation        | Slab                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 53           |

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Listing information last updated on September 6th, 2025 at 10:17pm MDT