

## \$558,900 - 6303 89 Avenue, Edmonton

MLS® #E4460281

**\$558,900**

6 Bedroom, 3.00 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Updated and move-in ready, this spacious 1 1/2 storey home in desirable Kenilworth offers exceptional flexibility with a newly finished basement and second kitchen. The main floor features 2 bedrooms and a full bathroom. On the upper level is a primary suite with private ensuite and second bedroom. Vaulted ceilings and a wood-burning fireplace create a warm, inviting atmosphere in the large living and dining room. A large family room provides the perfect space to relax or entertain. The fully finished basement includes a large rec room, two additional bedrooms, a full bathroom, laundry, and a second kitchen. Step outside to your own backyard oasis with a large deck, patio area, fire-pit, fruit tree, and ample fenced green space. The oversized double garage is heated and insulated, with bonus rear parking for multiple vehicles. Located near excellent schools, parks, and community amenities—this is the perfect place to call home.

Built in 1965

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460281  |
| Price     | \$558,900 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,044                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6303 89 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 2G5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed            October 1st, 2025

Days on Market      35

Zoning                Zone 18

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 November 5th, 2025 at 9:32am MST