

## \$459,900 - 6928 13 Avenue, Edmonton

MLS® #E4453062

**\$459,900**

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, painted exterior metal siding! 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      | \$459,900 |
| 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 | 50                |
| Zoning         | Zone 29           |

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Listing information last updated on October 3rd, 2025 at 7:17am MDT