

## \$749,000 - 6449 28 Avenue, Edmonton

MLS® #E4461935

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,611 sqft

Single Family on 0.00 Acres

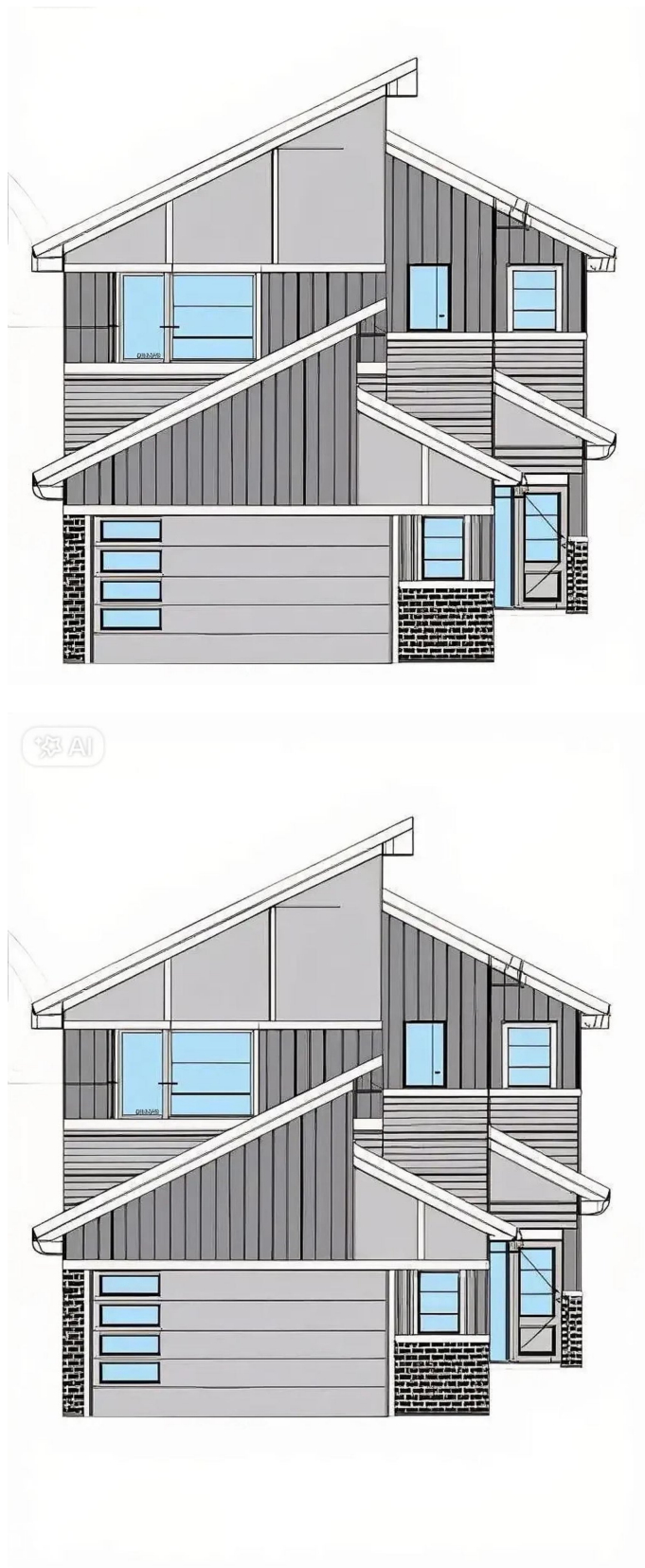
Mattson, Edmonton, AB

TWO MASTER BEDROOMS with ENSUITES and WALK-IN CLOSETS plus a stunning SPICE KITCHEN! This elegant 2,611 SQ.FT. home on a CORNER LOT offers 4 BEDROOMS and 4 FULL BATHROOMS, including a MAIN-FLOOR BEDROOM WITH FULL BATH—ideal for guests or extended family. The CHEF’S DREAM KITCHEN features QUARTZ COUNTERS, a LARGE ISLAND, and a SPICE KITCHEN for authentic cooking and entertaining. The bright OPEN-CONCEPT LIVING AREA showcases an elegant FIREPLACE, while the upper level includes a BONUS ROOM and LAUNDRY. With a SEPARATE SIDE ENTRANCE for future suite potential and located in the BOOMING MATTSON COMMUNITY, this home offers the perfect blend of LUXURY, FUNCTION, AND INVESTMENT VALUE. UNDER CONSTRUCTION & POSSESSION IN FEBRUARY 2026.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461935  |
| Price      | \$749,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,611                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6449 28 Avenue |
| Area        | Edmonton       |
| Subdivision | Mattson        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 3J7        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Fireplace         | Yes                                                                         |
| Fireplaces        | Glass Door                                                                  |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                       |
| Foundation        | Slab                                                                                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 53            |



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Listing information last updated on October 17th, 2025 at 6:02am MDT