

Courtesy Of Geordie M Morison Of MaxWell Progressive

# \$549,900 - 6418 27 Avenue, Edmonton

MLS® #E4420958

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Mattson, Edmonton, AB

**LEGAL BASEMENT SUITE & LANDSCAPING INCLUDED!** Welcome home to the "Cooper" in Perch at Mattson by multi-award-winning builder, Rohit. This gorgeous 2-storey duplex features a fully finished legal suite and the magazine-worthy "Ethereal Zen" interior design, blending modern sophistication with serene comfort. The open-concept main floor is ideal for entertaining, offering a stylish kitchen with sleek cabinetry and an island, a spacious dining area, and a cozy living room. A convenient half bathroom and rear entry complete this level. Upstairs, you'll find a luxurious primary bedroom with an ensuite and walk-in closet, along with two additional bedrooms, a full bathroom, and laundry for ultimate convenience. The basement is fully finished as a legal secondary suite. Double garage provides ample parking and storage. Located in a vibrant community with nearby amenities, parks, and schools, this stunning home offers the perfect blend of style, comfort, and functionality.

Built in 2025

## Essential Information

MLS® # E4420958

Price \$549,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6418 27 Avenue
Area	Edmonton
Subdivision	Mattson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3G5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 10th, 2025  
Days on Market 53  
Zoning Zone 53  
HOA Fees Freq. Annually

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 April 4th, 2025 at 6:17pm MDT