

\$1,187,000 - 6303 109b Avenue, Edmonton

MLS® #E4439113

\$1,187,000

4 Bedroom, 3.50 Bathroom, 2,306 sqft

Single Family on 0.00 Acres

Capilano, Edmonton, AB

Brand New Home in Capilano – Donâ€™t miss this rare opportunity to own a new 2306 sq foot home on a 33.5â€™ wide lot facing a gorgeous green space in Capilano, one of Edmontonâ€™s top mature communities. Steps from Suzuki Charter School, ski trails, bike paths, and off-leash parks, this location supports an active lifestyle. Inside, a split-level foyer welcomes you into a modern, organic design featuring a large main floor office, reading nook, open riser stairs, and arched openings. The chefâ€™s kitchen boasts an oversized range, quartz counters, a full slab backsplash, and custom cabinetry. While large Lux windows fill the home with natural light from the south facing back yard. Enjoy open-concept living and a spa-like ensuite for daily comfort and retreat. Thereâ€™s still time to customize finishes – construction is underway with completion set for Summer 2026.

Built in 2025

Essential Information

| | |
|------------|-------------|
| MLS® # | E4439113 |
| Price | \$1,187,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,306 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6303 109b Avenue |
| Area | Edmonton |
| Subdivision | Capilano |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 1S7 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl, Hardie Board Siding |
| Exterior Features | Fenced, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl, Hardie Board Siding |

Foundation Concrete Perimeter

School Information

Elementary Gold Bar
Middle Hardisty
High McNally

Additional Information

Date Listed May 29th, 2025
Days on Market 32
Zoning Zone 19

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