\$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 â€" Don't miss this rare opportunity to own a new 2306 sq foot home on a 33.5' wide lot facing a gorgeous green space in Capilano, one of Edmonton'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 chef'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. There's still time to customize finishesâ€"construction is underway with completion set for Summer 2026.



Essential Information

MLS® # E4439113 Price \$1,187,000

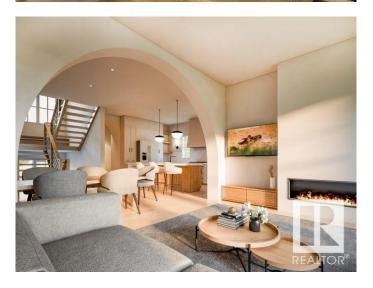
Bedrooms 4

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 53

Zoning Zone 19

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 July 21st, 2025 at 3:02am MDT