

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 32

Zoning Zone 53

HOA Fees Freq. Annually

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Listing information last updated on March 14th, 2025 at 7:17am MDT