

## \$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                18  
Zoning                              Zone 19

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