

Courtesy Of Chris K Karampelas Of MaxWell Polaris

\$1,999,999 - 6003 111 Avenue, Edmonton

MLS® #E4453665

\$1,999,999

6 Bedroom, 4.50 Bathroom, 2,507 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

LOCATION, LUXURY & LIFESTYLE!

Welcome to this BRAND NEW, 3,700+ sqft of total living 2-storey infill home built by CHBA Award-Winning Justin Gray Homes & designed by CM Interior Designs! Sitting on a LARGE corner lot in prestigious community Highlands! Featuring 9'™ ceilings on all levels w/ 8'™ doors, endless windows, wrap-around front porch & rear deck. The open-concept main offers a grand living room w/ plaster gas fireplace, dining w/ wood beams & shiplap, HUGE main floor office, chef's kitchen complete w/ Fisher & Paykel panel fridge, gas stove, apron sink, gold plumbing, custom cabinetry, plus mudroom & 2-pc bath. Upstairs boasts 4 bedrooms & 3 baths: massive primary retreat w/ vaulted ceilings, gas fireplace, boulevard views, custom WIC & spa-inspired ensuite. 2nd Bedrm (mini-master) w/ ensuite & WIC, and Jack & Jill bath for bedrooms 3 & 4. Fully finished basement offers 2 bedrooms, bath & open theatre room. Steps to Highlands Golf, river valley, Concordia, Borden Park, schools & mins to Downtown!



Built in 2025

Essential Information

MLS® #	E4453665
Price	\$1,999,999

Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,507
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6003 111 Avenue
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0L1

Amenities

Amenities	Off Street Parking, Bar, Ceiling 9 ft., Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Triple Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
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Exterior Features	Back Lane, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Hghlands/ Virginia Park
Middle	Highlands
High	Easstglen

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 09

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Listing information last updated on August 20th, 2025 at 8:47am MDT