

## \$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 finishesâ€”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                14  
Zoning                              Zone 19

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