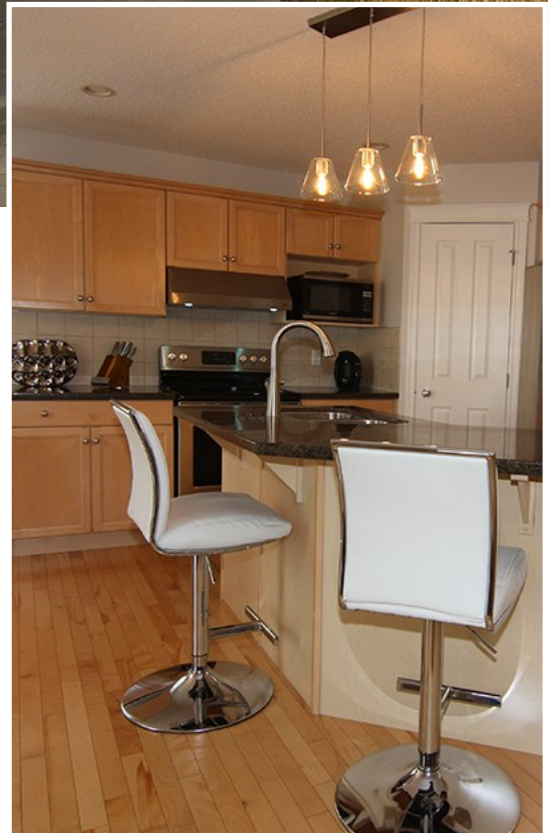


# Fine Features of 6227 2nd Ave SW



Click on text for:

- Colour Brochure
  
- Floor Plan
  
- Virtual Tour
  
- Optimized tour for Cell Phone
  
- Map of Home
  
- Write-up



**Bruce MacPherson, B.Sc., B.A.**

**“Relocation Specialist”  
Real Estate Professional**

**Bus: (780) 481-9060**

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**E-mail: [Bruce@EdmontonHouses.com](mailto:Bruce@EdmontonHouses.com)**

\*Not intended to solicit properties already listed for sale

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2008

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*Welcome to*  
*6227 - 2 Avenue SW*



*Charlesworth*



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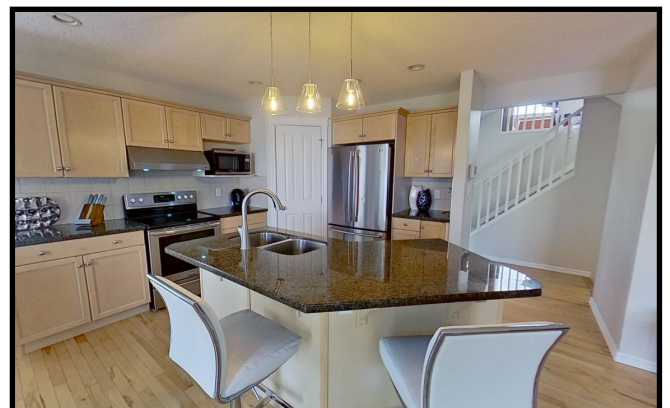
Email: [Bruce@EdmontonHouses.com](mailto:Bruce@EdmontonHouses.com)



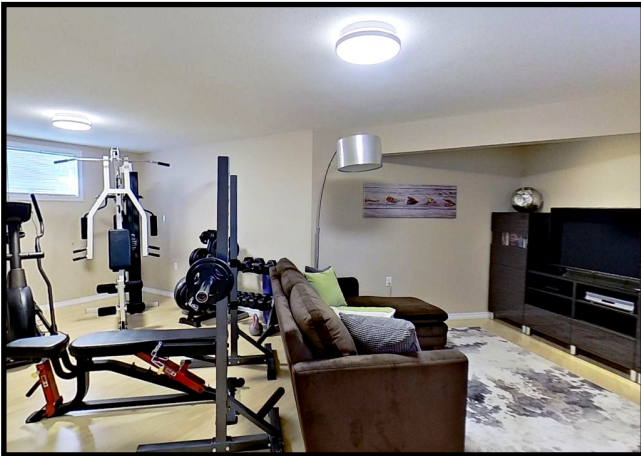
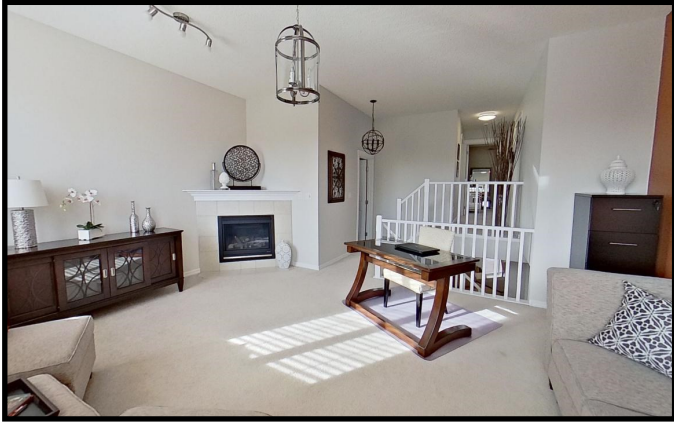
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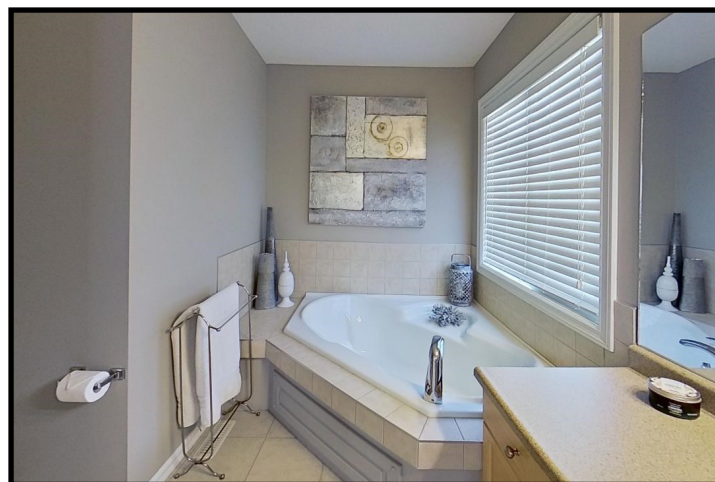


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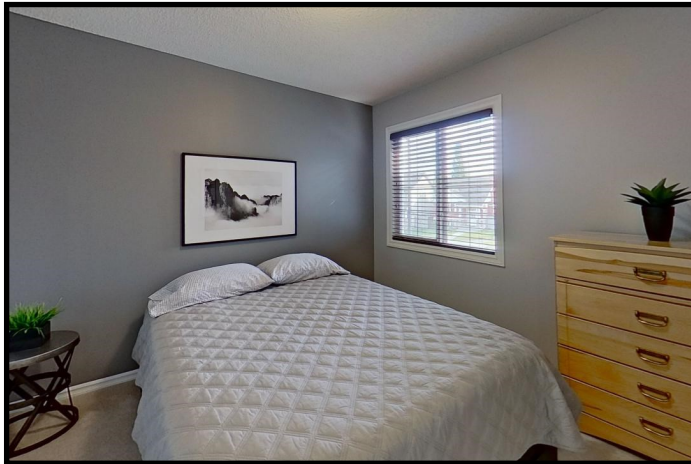


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# 6227 - 2 Avenue SW



# 6227 - 2 Avenue SW





# Main Floor

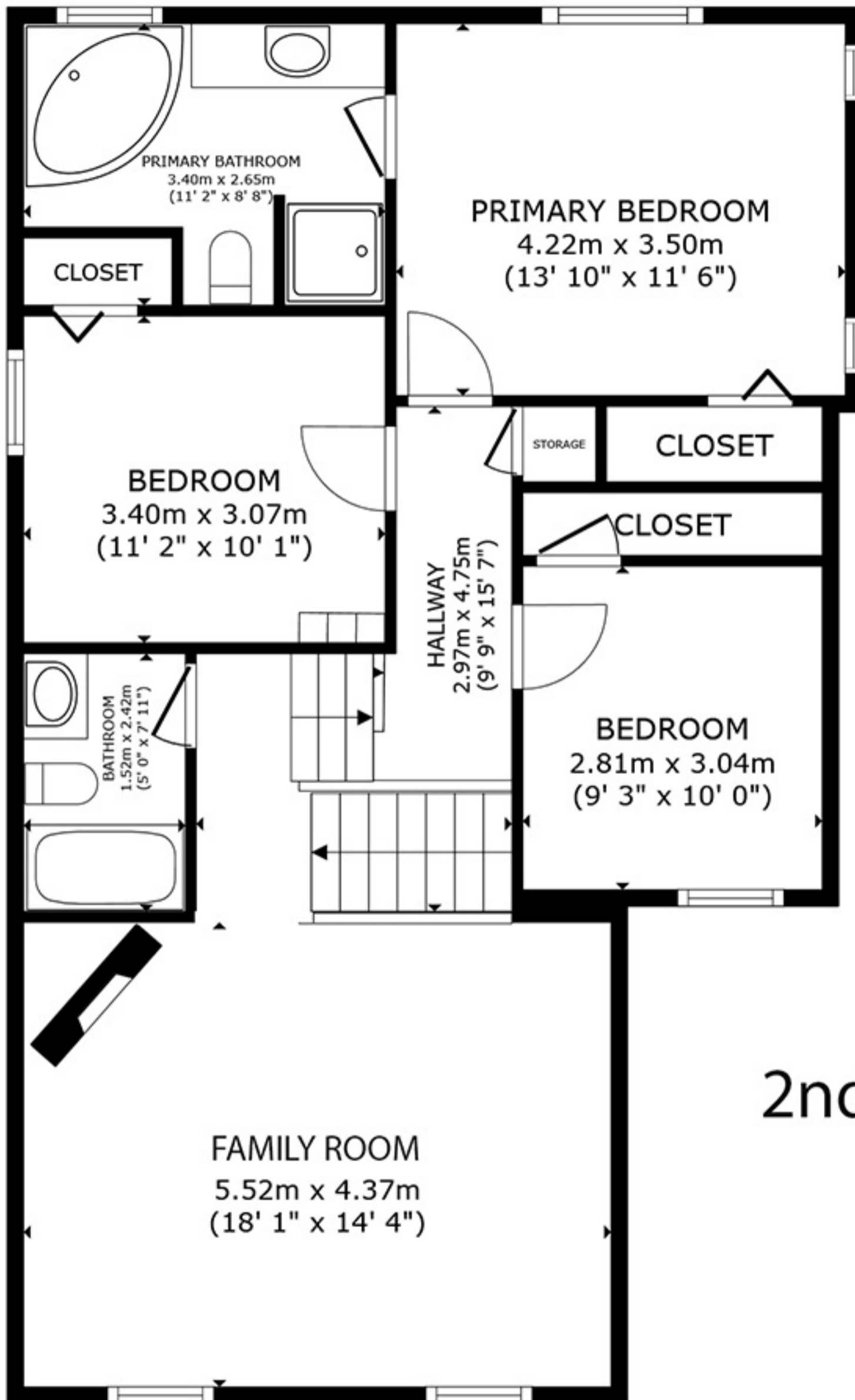
## GROSS INTERNAL AREA

Main Flr 62.3 m<sup>2</sup> (669 sq. ft.) 2nd Flr 87.7 m<sup>2</sup>(944 sq.ft.) Basement 55.1m<sup>2</sup>(593 sq.ft.)

TOTAL: 204.9 M<sup>2</sup> (2,206 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





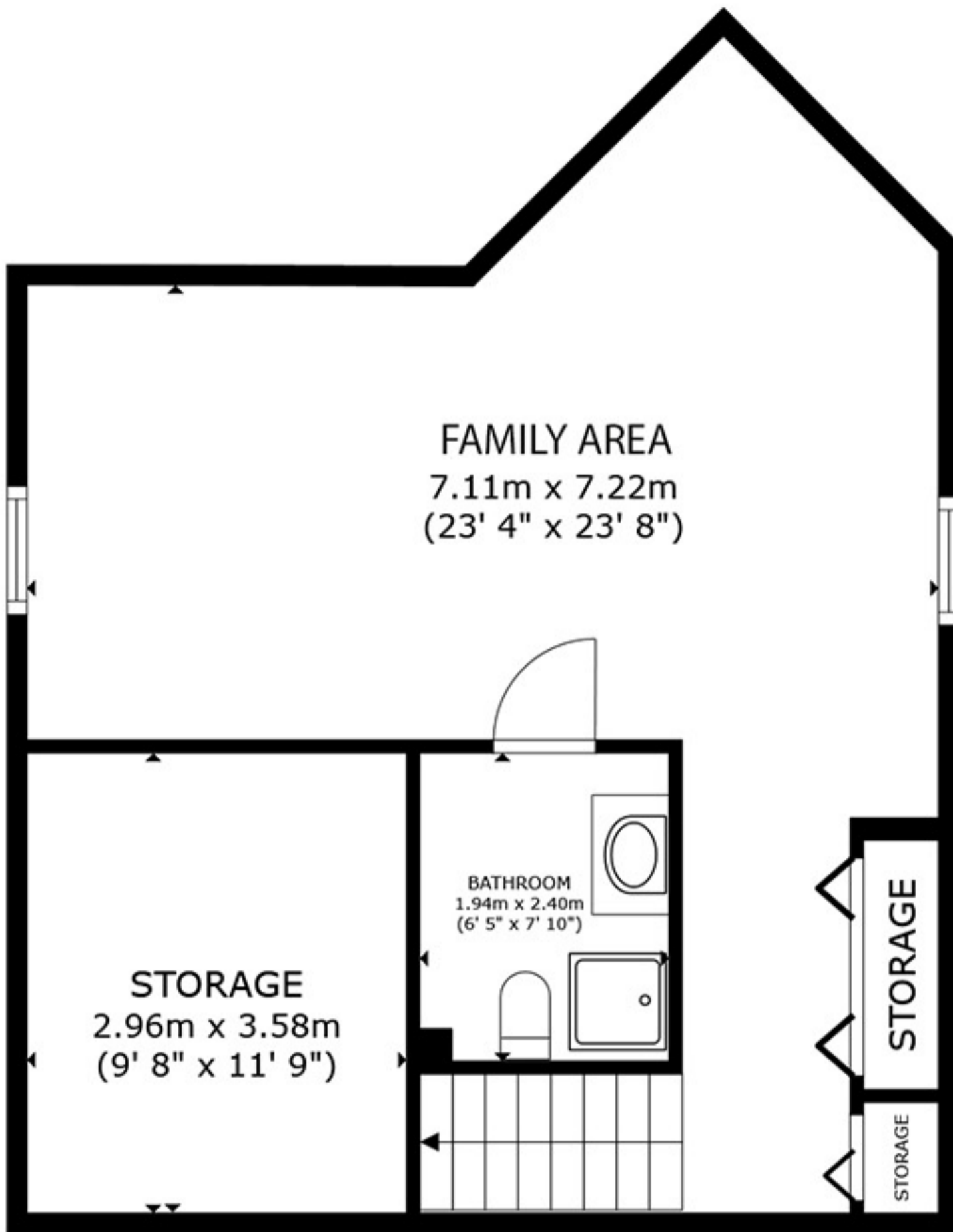
## 2nd Floor

### GROSS INTERNAL AREA

Main Flr 62.3 m<sup>2</sup> (669 sq. ft.) 2nd Flr 87.7 m<sup>2</sup> (944 sq. ft.) Basement 55.1 m<sup>2</sup> (593 sq. ft.)

TOTAL: 204.9 M<sup>2</sup> (2,206 sq. ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Basement

### GROSS INTERNAL AREA

Main Flr 62.3 m<sup>2</sup> (669 sq. ft.) 2nd Flr 87.7 m<sup>2</sup>(944 sq.ft.) Basement 55.1m<sup>2</sup>(593 sq.ft.)

TOTAL: 204.9 M<sup>2</sup> (2,206 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Move Right In! This immaculate two storey home is perfect. Large, spacious, fenced lot for the kids to play. Three spacious bedrooms and a bonus room upstairs. The master bedroom ensuite features a Jacuzzi tub. The gas fireplace in the bonus room will keep you cozy warm on cool winter evenings. The main floor features an open floor plan, hardwood floors and patio doors leading to a spacious deck. The kitchen is a cook's dream with granite countertops, large island and a walk-in pantry. The basement development is beautiful with a TV room and workout area. The total liveable space is about 2200 square feet

Some of the fine features of the home include:

- Newer shingles in 2022
- Newer HWT-2020
- Newer Furnace-2020 to help lower your heating bills.
- A/C Unit-2015 will keep you cool on those hot summer days

The parklike backyard is fully landscaped and is equipped with a large tool shed. The deck has an overhead awning providing ample shade. The garage still has epoxy flooring.

Make this your new home. Act now!