

# **\$459,900 - 6136 18 Avenue, Edmonton**

MLS® #E4429960

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Who loves golf? Who wouldn't want their own putting green in their backyard? Welcome to Walker, home of this cozy and inviting 2 storey home, with a DOUBLE ATTACHED garage.

The entry way has a high vaulted ceiling complete with a south facing window letting the sunshine flood into the home. The main floor is functional, comfortable, and the perfect family space. Off the entry way is a 2pc powder room that leads to your MAIN FLOOR LAUNDRY room. The kitchen is spacious, with lots of countertop space, cabinet space, barstool seating, plus a large pantry! Off the kitchen is the dining room and living room that features a 3 SIDED GAS FIREPLACE! The patio doors to access your LARGE and FULLY LANDSCAPED backyard are located in the dining room. Upstairs there are two spare bedrooms, ready to go for a couple little ones, plus the primary bedroom that includes a walk in closet and 3pc ENSUITE. Downstairs is unfinished. Within walking distance of school, shopping and transit. A great home, in a great neighbourhood!

Built in 2011

## **Essential Information**

MLS® # E4429960

Price \$459,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6136 18 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W2

### Amenities

Amenities	Deck, Fire Pit, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	17
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 5:17pm MDT