

# **\$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 | 10               |
| Zoning         | Zone 53          |

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Listing information last updated on April 20th, 2025 at 1:02pm MDT