

\$399,900 - 6419 18 Avenue, Edmonton

MLS® #E4441299

\$399,900

3 Bedroom, 3.00 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

****WALKER LAKES**SOUTH**

EDMONTONFINISHED**

BASEMENTBACKING to TRAIL ****The main

floor features an open-concept layout that creates a bright and welcoming atmosphere.

The spacious living area seamlessly connects to the dining room and a modern kitchen, making it ideal for both everyday living and entertaining. A convenient half bathroom, pantry, and entryway closet enhance functionality on this level. Upstairs, you'll find a

spacious primary bedroom with its own private ensuite bathroom, creating a relaxing retreat. Two additional bedrooms are perfect for family members or guests, and a full bathroom serves this level. Ample closet space throughout ensures practical storage for all.

The fully developed basement provides a large recreation room, perfect for a home theatre, playroom, or workout space. A laundry area, additional half bathroom, utility room, and storage space complete this level, adding valuable flexibility to the home.

Built in 2009

Essential Information

MLS® # E4441299

Price \$399,900

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,430 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6419 18 Avenue |
| Area | Edmonton |
| Subdivision | Walker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0M9 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 53 |

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