

# \$457,900 - 6418 16 Avenue, Edmonton

MLS® #E4427613

**\$457,900**

3 Bedroom, 2.50 Bathroom, 1,514 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stunning half duplex in Walker Lake on a quiet street with a double car attached garage! As you step into this home you have plenty of storage space by your entry, and then an open concept living area. Your living room features a gas fireplace . Your kitchen has brand new S/S appliances, tons of cabinet & counter space. Your dining area next to the kitchen also has direct access to your fenced backyard and deck for entertaining. Upstairs you will find 3 huge bedroom and your front facing primary bedroom with a 4 pc ensuite with a very nice closet . At the back you have 2 secondary bedrooms and a shared 4 pc bathroom. In the basement you have a cozy rec room, laundry room. This home is located close to many schools, shopping amenities and restaurants on Ellerslie Rd and 66th st. and still easy access to Hwy 2 or the Anthony Henday. Brand new boiler and furnace Don't miss this one!

Built in 2008

## Essential Information

MLS® #	E4427613
Price	\$457,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	6418 16 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N1

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks

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

### **Additional Information**

Date Listed	March 26th, 2025
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Days on Market	9
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Zoning	Zone 53
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