

\$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	6
Zoning	Zone 53

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