

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

MLS® #E4427613

**\$457,900**

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

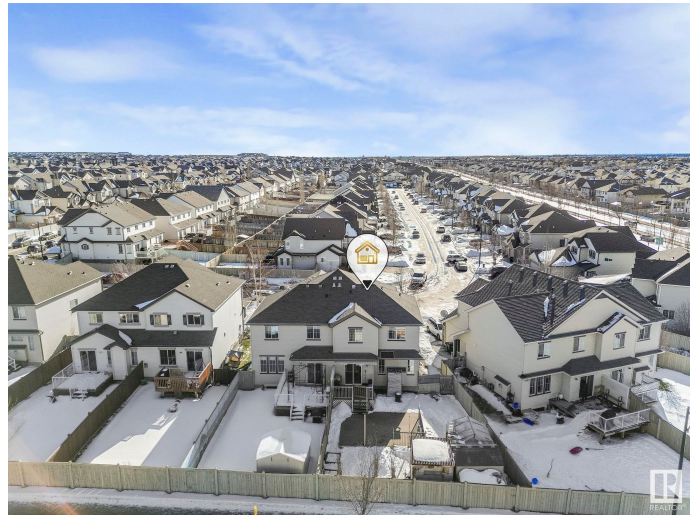
Walker, Edmonton, AB

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

Days on Market      9

Zoning                 Zone 53

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Listing information last updated on April 4th, 2025 at 7:47pm MDT