

# \$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**

**EDMONTON\*\*FINISHED**

**BASEMENT\*\*BACKING 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        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 9:17am MDT