

# \$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	7
Zoning	Zone 53

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