

## \$559,995 - 6219 18 Avenue, Edmonton

MLS® #E4428244

**\$559,995**

3 Bedroom, 2.50 Bathroom, 1,820 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful 2-storey home in the sought-after community of Walker, backing onto a greenbelt and walking path on a premium luxury lot. Thoughtfully designed, it features 3 spacious bedrooms, 2.5 baths, and a bright, open layout. The south-facing living room is filled with natural light, creating a warm and inviting atmosphere. The chef-inspired kitchen boasts custom cabinetry, stainless steel appliances, and a seamless flow to the dining area—perfect for family meals or entertaining. Step onto your large deck with a BBQ gas line and enjoy the huge backyard—ideal for kids and gatherings. Upstairs, relax in the spacious bonus room with a cozy gas fireplace, along with 3 large bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The unfinished basement offers two large windows and a bathroom rough-in. A double attached garage with a gas line for a furnace hookup completes this amazing home. Some photos virtually Staged. Walking distance to schools, parks, and shopping.

Built in 2010

### Essential Information

MLS® # E4428244

Price \$559,995



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,820                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6219 18 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0S1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 139              |
| Zoning         | Zone 53          |

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