

## \$459,999 - 3464 Weidle Way, Edmonton

MLS® #E4442509

**\$459,999**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Charming 2-Storey Half Duplex in the Sought-After Community of Aurora Welcome to this beautifully maintained 2-storey half duplex, perfectly nestled in the vibrant and family-friendly community of Aurora. Boasting 3 spacious bedrooms and 2 1/2 well-appointed bathrooms, this home offers the ideal layout for families, professionals, or anyone seeking both comfort and functionality. Step inside to discover an open-concept main floor featuring modern finishes, a bright and airy living space, and a kitchen designed for both everyday living and entertaining. Upstairs, you'll find generous bedrooms including a relaxing primary suite. Enjoy the outdoors in your fully fenced and landscaped backyard—perfect for hosting summer barbecues or simply unwinding in your private retreat. A double attached garage adds extra convenience and storage. Located just minutes from schools, parks, shopping, and transit, this home offers the perfect blend of suburban charm and urban accessibility. Full unfinished basement

Built in 2015

### Essential Information

MLS® # E4442509

Price \$459,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,477                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3464 Weidle Way |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 1Z4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

Date Listed                June 14th, 2025  
Days on Market        2  
Zoning                    Zone 53

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