

Courtesy Of Nigel A McLean Of RE/MAX River City

# \$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	5
----------------	---

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 April 4th, 2025 at 3:02pm MDT