

## **\$559,900 - 6111 18 Avenue, Edmonton**

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MLS® #E4452614

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stunning home, offering over 2,416 square feet of TOTAL living space, backing onto a private walkway, this property provides maximum privacy & tranquility. You'll fall in love with the warm & inviting atmosphere. The main floor features an elegant espresso kitchen w/ ample cabinet, granite countertops, SS appliances, and an abundance of windows that fill the space w/ natural light. The kitchen seamlessly connects to the open dining area, perfect for family or entertaining guests. The bright & spacious living room is highlighted by a cozy fireplace w/ built-in shelves, creating a welcoming space for relaxation. The generous primary suite offers a peaceful retreat w/a private ensuite & a walk-in closet. The 2nd bedroom on the main floor, along with a convenient laundry room, adds to the home's functionality & comfort. The fully finished basement provides a versatile recreation area, an additional 3rd bedroom & full bath. This home comes equipped with central AC, central vacuum & DBL garage!

Built in 2012

### **Essential Information**

MLS® #                    E4452614

Price                      \$559,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	6111 18 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W3

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Shauna May Seneca School
Middle	Kisewatsiwin School
High	J. Percy Page School

### Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	Zone 53

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