

# \$434,600 - 3612 Weidle Bend Sw, Edmonton

MLS® #E4462145

**\$434,600**

3 Bedroom, 2.50 Bathroom, 1,505 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Stylish 3-Bedroom Half Duplex with Potential side entrance .Step into comfort and opportunity with this beautifully maintained half duplex “ perfect for families, investors, or first-time buyers. Open-Concept Layout, Bright and airy main floor with seamless flow between kitchen, dining, and living areas. All bedrooms are generously sized, offering comfort and flexibility for growing families or home offices. Two and a half Bathrooms which Includes a convenient powder room on the main floor and two full baths upstairs. Second-Floor Laundry, No more hauling laundry up and down stairs “ enjoy the ease of upstairs laundry. Air Conditioning, Stay cool and comfortable all summer long. Double Detached Garage: Plenty of room for vehicles, storage, or a workshop. Close to schools, parks, shopping, and public transit.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462145  |
| Price          | \$434,600 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,505     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3612 Weidle Bend Sw |
| Area        | Edmonton            |
| Subdivision | Walker              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6X 1A3             |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Air Conditioner        |
| Parking       | Double Garage Detached |
| Is Waterfront | Yes                    |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Log, Vinyl         |
| Exterior Features | Backs Onto Lake    |
| Roof              | Asphalt Shingles   |
| Construction      | Log, Vinyl         |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 15th, 2025 |
|-------------|--------------------|

Days on Market 17

Zoning Zone 53

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Listing information last updated on November 1st, 2025 at 4:17pm MDT