

## \$519,900 - 6231 18 Avenue, Edmonton

MLS® #E4464265

**\$519,900**

3 Bedroom, 2.50 Bathroom, 2,060 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stunning 2055 sq. ft. home in the desirable community of Walker Lakes Step inside to an impressive open-to-above foyer with soaring ceilings, elegant hardwood, and tile flooring. The main level features a spacious living room, a large dining area, and a beautiful kitchen with granite countertops, all tied together by elegant maple railings with metal spindles that add warmth and style throughout. Recent upgrades include A/C installed in 2022, a new furnace in 2024, and a water tank replaced in 2019, ensuring comfort and efficiency for years to come. Upstairs offers three generous bedrooms, including primary suite with a 5-piece ensuite featuring dual vanities and a deep soaker tub. A bright bonus room provides the perfect space for family relaxation or movie nights. Enjoy the privacy of a south-facing backyard backing onto a walking path, surrounded by mature trees. Conveniently located near shopping, schools, and major highways, this home perfectly blends comfort and style and location.

Built in 2010

### Essential Information

MLS® # E4464265

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,060                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6231 18 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0S1        |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Attached                                                                                              |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                                    |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Metal, Stone, Vinyl |
|----------|---------------------------|

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 53            |

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Listing information last updated on November 1st, 2025 at 4:32pm MDT