

## \$524,900 - 6136 12 Avenue, Edmonton

MLS® #E4430011

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,545 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker, A true gem nested in Southeast Edmonton. This 4-bedrooms single family home boasts nearly 2200sq of comfortable living space, and displays a perfect blend of elegance and functionality. It offers an open concept living area and fully updated kitchen on the main floor. 3 generously sized bedrooms on the upper level. A fully finished basement that offers an additional bedroom/office and a recreational area to cater your family's needs for entertainment. Step outside, you will be amazed by this tree-lined backyard that offers a generously sized deck and well maintained vegetarians. It is Ready for your summer-BBQing and fun events. This home has received numerous updates in recent years that includes a new furnace(2023), Hot Water Tank(2020), Washer/Dryer(2023), Fridge(2024), Garage Door & Opener(2023.) . Ensuring energy efficiency and a peace of mind for its new owners. Located in a family-friendly neighborhood, youâ€™™ll be close to schools, parks, shopping, and all essential amenities.

Built in 2009

### Essential Information

MLS® #	E4430011
Price	\$524,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6136 12 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0M5

### **Amenities**

Amenities	Deck, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shauna May Seneca School
Middle	Shauna May Seneca School
High	Elder Dr. Francis Whiskey

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	22
Zoning	Zone 53

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