

## \$535,000 - N/A, Edmonton

MLS® #E4430846

### \$535,000

3 Bedroom, 2.50 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

**INVESTORS ALERT!!** This 3 spacious bedrooms and 2.5 washrooms home with double attached garage is located in the much-sought-after Community of Walker. It also boasts of **SECONDARY BASEMENT SUITE**. This home combines comfort with practicality. The generous layout includes 3 bedrooms and 2 full washrooms on the upper floor. The main floor has a full size kitchen, large pantry, living room, half washroom and laundry. The basement has 2 bedrooms, second kitchen, family room, full washroom and laundry room ensuring convenience for everyone. These are complemented with a big backyard and deck for family enjoyment. This home is well maintained and is ideal for first time buyers & investors . Don't miss out on this fantastic gem!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430846  |
| Price          | \$535,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,639     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2009                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### **Community Information**

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Walker   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6X 0M7  |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Dryer-Two, Stoves-Two, Washers-Two |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas   |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Concrete, Vinyl                 |
| Exterior Features | Airport Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                |
| Construction      | Concrete, Vinyl                 |
| Foundation        | Concrete Perimeter              |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 14th, 2025 |
|-------------|------------------|

Days on Market 18

Zoning Zone 53

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