

# \$469,900 - 6418 16 Avenue, Edmonton

MLS® #E4432611

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,514 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Fall in love with this gorgeously upgraded duplex in the heart of vibrant Walker Lake! Featuring luxury quartz countertops in the kitchen & bathrooms, a sleek designer backsplash, plush brand new carpet, and fresh modern paint. Enjoy cool comfort year-round with central A/C, plus peace of mind with new shingles, furnace, boiler, and updated appliances. The fully finished basement adds extra space for a home gym, rec room, or guest suite! This home is the perfect blend of style, comfort, and convenience—close to parks, trails, schools, and shopping. Don't miss the opportunity !

Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4432611      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,514         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6418 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0N1        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Patio |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached                |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Wall Mount                                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |

## Zoning

## Zone 53

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