

# \$454,900 - 6418 16 Avenue, Edmonton

MLS® #E4432611

**\$454,900**

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	\$454,900
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 57

## Zoning

## Zone 53

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