

## \$415,000 - 6109 13 Avenue, Edmonton

MLS® #E4454488

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Imagine walking your kids to school “no car needed, just a short stroll to Corpus Christi Catholic (K-9). This beautifully maintained 1520 sqft half duplex offers true family-friendly living. Step inside to a spacious entrance that opens into a unique multi-level layout. The main living area blends comfort and style with upgraded flooring and appliances. Upstairs, 3 bedrooms give everyone space to recharge, including a primary suite with a private ensuite. The real highlight? A soaring bonus room with high ceilings “perfect for movie nights, playtime, or a home office. With 2 additional bathrooms for convenience, this home is designed for growing families who need both space and function. Outside, a large backyard is ready for BBQs, a playset, or your dream garden. Located in a quiet, family-oriented community with all amenities just 5-10 minutes away, this home is clean, well cared for, and full of character

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454488  |
| Price      | \$415,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6109 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M6        |

### Amenities

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Single Garage Attached                                                                                                           |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Stories           | 2                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

Date Listed August 23rd, 2025  
Days on Market 74  
Zoning Zone 53



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Listing information last updated on November 5th, 2025 at 8:17pm MST