# \$680,000 - 6159 12 Avenue, Edmonton

MLS® #E4448978

#### \$680,000

6 Bedroom, 3.50 Bathroom, 2,350 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

This home is in an ideal location, offering the perfect balance of convenience and tranquility. Being within walking distance of a school makes it a fantastic choice for families. ensuring an easy and safe commute for children. The proximity to major shopping centers like Walmart and Superstore means daily errands and grocery runs are effortless. Newly built basement, which includes two spacious bedrooms. This added living space is perfect for extended family, guests, or even rental potential. Inside, the impressive 9-foot ceilings create an open and airy ambiance, adding to the home's elegant feel. Has air conditioning for the hot summers. The neighbourhood itself is quiet and peaceful, providing a with access multiple amenities. Additionally, with quick access to the highway, commuting is a breeze, making this home a great option! Check it out today, this could be your new home!

Built in 2009

#### **Essential Information**

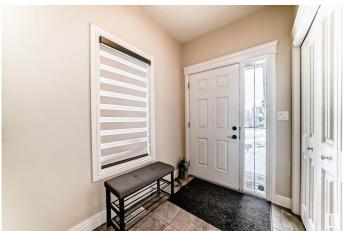
MLS® # E4448978 Price \$680,000

Bedrooms 6

Bathrooms 3.50

Full Baths 3







Half Baths 1

Square Footage 2,350
Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6159 12 Avenue

Area Edmonton

Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0M5

### **Amenities**

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Front Porch, No Animal

Home, No Smoking Home

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Oven-Built-In, Refrigerator, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 21st, 2025

Days on Market 17

Zoning Zone 53

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Listing information last updated on August 7th, 2025 at 2:03pm MDT