

\$415,000 - 6109 13 Av Sw, Edmonton

MLS® #E4454488

\$415,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft
Single Family on 0.07 Acres

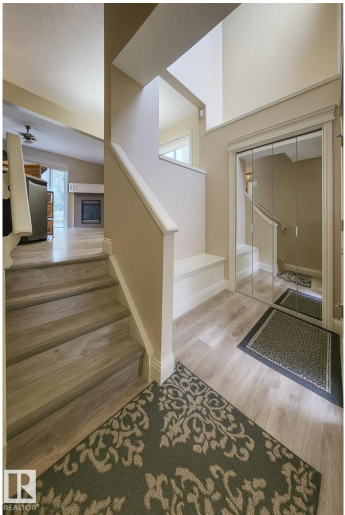
Walker, Edmonton, Alberta

Imagine walking your kids to school â€” no car needed, just a short stroll to Corpus Christi Catholic (Kâ€™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 â€” 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 5â€™10 minutes away, this home is clean, well cared for, and full of character (id:6289)

Built in 2009

Essential Information

Listing #	E4454488
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,520
Acres	0.07



Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6109 13 Av Sw
Subdivision	Walker
City	Edmonton
Province	Alberta
Postal Code	T6X0M6

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	No Animal Home, No Smoking Home
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Fan, Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Royal LePage Arteam Realty
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