

## \$535,000 - N/A, Edmonton

MLS® #E4430846

**\$535,000**

3 Bedroom, 2.50 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

**INVESTORS ALERT!!** This 3 spacious bedrooms and 2.5 washrooms home with double attached garage is located in the much-sought-after Community of Walker. It also boasts of **SECONDARY BASEMENT SUITE**. This home combines comfort with practicality. The generous layout includes 3 bedrooms and 2 full washrooms on the upper floor. The main floor has a full size kitchen, large pantry, living room, half washroom and laundry. The basement has 2 bedrooms, second kitchen, family room, full washroom and laundry room ensuring convenience for everyone. These are complemented with a big backyard and deck for family enjoyment. This home is well maintained and is ideal for first time buyers & investors . Don't miss out on this fantastic gem!

Built in 2009

### Essential Information

MLS® #	E4430846
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0M7

### **Amenities**

Amenities	Off Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Dryer-Two, Stoves-Two, Washers-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 14th, 2025
-------------	------------------

Days on Market 17

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:47pm MDT