

# \$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 convenienceâ€”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	39

## 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 June 2nd, 2025 at 1:17am MDT