# \$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 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

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 70

Zoning Zone 53



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