

## \$524,900 - 6136 12 Avenue, Edmonton

MLS® #E4430011

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,545 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker, A true gem nested in Southeast Edmonton. This 4-bedrooms single family home boasts nearly 2200sq of comfortable living space, and displays a perfect blend of elegance and functionality. It offers an open concept living area and fully updated kitchen on the main floor. 3 generously sized bedrooms on the upper level. A fully finished basement that offers an additional bedroom/office and a recreational area to cater your family's needs for entertainment. Step outside, you will be amazed by this tree-lined backyard that offers a generously sized deck and well maintained vegetarians. It is Ready for your summer-BBQing and fun events. This home has received numerous updates in recent years that includes a new furnace(2023), Hot Water Tank(2020), Washer/Dryer(2023), Fridge(2024), Garage Door & Opener(2023.) . Ensuring energy efficiency and a peace of mind for its new owners. Located in a family-friendly neighborhood, youâ€™™ll be close to schools, parks, shopping, and all essential amenities.

Built in 2009

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4430011  |
| Price  | \$524,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,545                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6136 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M5        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Vinyl                     |
| Exterior Features | Fenced, Landscaped, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Shauna May Seneca School  |
| Middle     | Shauna May Seneca School  |
| High       | Elder Dr. Francis Whiskey |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 53          |

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Listing information last updated on April 25th, 2025 at 12:02am MDT