

## **\$535,000 - 6152 13 Avenue, Edmonton**

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MLS® #E4454961

### **\$535,000**

3 Bedroom, 2.50 Bathroom, 1,644 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Situated on a quiet street in the family-friendly neighborhood of Walker Community, This original homeowner has paid great care and attention to the exceptional details throughout the home. The main floor features an open to above spacious entrance, a nice family room with a fireplace. Open concept, the kitchen is large and offers a great size island, lots of cabinets and a good size pantry closet. The dining area is able to accommodate a large dining table. The upper level features 3 bedrooms, the extravagant master bedroom with a 4 pcs full ensuite and walk-in closet, plus two additional bedrooms and a full bathroom. The oversized double garage leads into a welcoming foyer with plenty of closet space. The beautiful fully fenced backyard offers a large deck. The unfinished basement has new high efficient furnace & new HWT and is ready for your personal touch and final customization. Close to all amenities. Don't miss this opportunity.

Built in 2009

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454961  |
| Price     | \$535,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,644                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6152 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M6        |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 4                                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Airport Nearby, Landscaped, Schools, Shopping Nearby, S |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 53           |



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Listing information last updated on September 15th, 2025 at 1:17am MDT