

## \$670,000 - 6159 12 Avenue, Edmonton

MLS® #E4448978

**\$670,000**

6 Bedroom, 3.50 Bathroom, 2,350 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This home is in an ideal location, offering the perfect balance of convenience and tranquility. Being within walking distance of a school makes it a fantastic choice for families, ensuring an easy and safe commute for children. The proximity to major shopping centers like Walmart and Superstore means daily errands and grocery runs are effortless. Newly built basement, which includes two spacious bedrooms. This added living space is perfect for extended family, guests, or even rental potential. Inside, the impressive 9-foot ceilings create an open and airy ambiance, adding to the home's elegant feel. Has air conditioning for the hot summers. The neighbourhood itself is quiet and peaceful, providing a with access multiple amenities. Additionally, with quick access to the highway, commuting is a breeze, making this home a great option! Check it out today, this could be your new home!

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448978  |
| Price      | \$670,000 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,350                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6159 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M5        |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 3                                                                                                             |
| Has Suite         | Yes                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Finished                                                                                                |

### Exterior

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

**Additional Information**

Date Listed                July 21st, 2025  
Days on Market        57  
Zoning                    Zone 53

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