

## \$549,900 - 6111 18 Avenue, Edmonton

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MLS® #E4452614

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this stunning home, offering over 2,416 square feet of TOTAL living space, backing onto a private walkway, this property provides maximum privacy & tranquility. You'll fall in love with the warm & inviting atmosphere. The main floor features an elegant espresso kitchen w/ ample cabinet, granite countertops, SS appliances, and an abundance of windows that fill the space w/ natural light. The kitchen seamlessly connects to the open dining area, perfect for family or entertaining guests. The bright & spacious living room is highlighted by a cozy fireplace w/ built-in shelves, creating a welcoming space for relaxation. The generous primary suite offers a peaceful retreat w/a private ensuite & a walk-in closet. The 2nd bedroom on the main floor, along with a convenient laundry room, adds to the home's functionality & comfort. The fully finished basement provides a versatile recreation area, an additional 3rd bedroom & full bath. This home comes equipped with central AC, central vacuum & DBL garage!

Built in 2012

### Essential Information

MLS® # E4452614

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,430                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6111 18 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0W3        |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached                                               |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Shauna May Seneca School |
| Middle     | Kisewatsiwin School      |
| High       | J. Percy Page School     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 68                |
| Zoning         | Zone 53           |

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Listing information last updated on October 19th, 2025 at 5:47am MDT