Courtesy Of James Bhullar Of Royal Lepage Arteam Realty

$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	74
Zoning	Zone 53

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