

## \$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        58  
Zoning                    Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 17th, 2025 at 1:02pm MDT