

## \$545,000 - 6008 13 Avenue, Edmonton

MLS® #E4450908

**\$545,000**

3 Bedroom, 2.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully cared-for home in a quiet, family-friendly community of Walker. Inside, youâ€™ll find gorgeous feature walls, a spacious open-concept layout, and newer appliances throughout. The kitchen is a true standout with a large island, huge walk-in pantry, and plenty of room to entertain. Stay comfortable year-round with central A/C, and cozy up in the winter by the GAS fireplace. The FULLY FINISHED BASEMENT offers extra living space with large windows. The beautifully landscaped yard features a fire pit, perfect for relaxing or hosting friends. This home blends style, comfort, and functionality. Close to all amenities.

Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450908      |
| Price          | \$545,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,628         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6008 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0M7        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

Days on Market 15

Zoning Zone 53

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Listing information last updated on August 16th, 2025 at 7:32pm MDT