# \$614,900 - 6126 17a Avenue, Edmonton

MLS® #E4458319

#### \$614.900

3 Bedroom, 2.50 Bathroom, 2,217 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Lovingly maintained by the original owners, this bright corner-lot, 2-storey is perfect for family living! Located in a family-friendly neighbourhood close to parks, schools & shopping, this home features hardwood floors, custom blinds, and sun-filled spaces throughout. The main level offers a large fover, flex room (ideal dining, playroom or music room), 2pc bath & walk-through pantry connecting the mudroom to a spacious kitchen with granite counters and island seating. The dining room is surrounded by windows with access to the yard and deck, perfect for BBQs and family dinners. Enjoy cozy evenings by the gas fireplace with designer wood mantle, or play in the beautifully landscaped yard with 2 gazebos, fountains, and app-controlled Gemstone Lighting. Upstairs features a bonus room, laundry, and 3 bedrooms including a primary with walk-in closet and 5pc ensuite. The basement is ready for future development with rough-in plumbing and 2 windows. Features central AC, Furnace (2024) Tankless HW (2023)

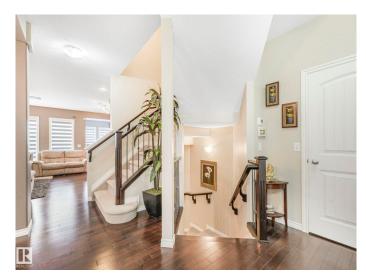
Built in 2011

#### **Essential Information**

MLS® # E4458319 Price \$614,900







Bedrooms 3

2.50 Bathrooms

**Full Baths** 2

Half Baths 1

Square Footage 2.217

Acres 0.00

Year Built 2011

Type Single Family

Sub-Type **Detached Single Family** 

Style 2 Storey

Status Active

## **Community Information**

Address 6126 17a Avenue

Area Edmonton

Subdivision Walker

City Edmonton **ALBERTA** County

Province AB

Postal Code T6X 0W2

## **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke

**Parking Spaces** 4

**Parking Double Garage Attached** 

#### Interior

Interior Features ensuite bathroom

**Appliances** Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Yes Has Basement

Full, Unfinished Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped,

Level Land, No Back Lane, No Through Road, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Shauna May Seneca K-6 Middle Shauna May Seneca 7-9

High Elder DrFrancisWhiskeyjack

### **Additional Information**

Date Listed September 17th, 2025

Days on Market 42

Zoning Zone 53

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