



Edmonton

WalkerLP:\$399,000

3458 WEIDLE WY SWT6X 1Z4SP:

ACTIVE

Listing ID #

E4462806

ACTIVE

Building Type

Half Duplex

Style

2 Storey

Sold Date

Year Built

2015

Bedrooms Above

3

Full Baths

2

Bedrooms Total

3

Half Baths

1

Basement

Full

Total Baths

2.1

Basement Dev

Unfinished

Tot Flr AG SqFt

1,324.83

Tot Flr AG SqM

123.08

URL-Virtual Tour URL-Brochure

Welcome to Southwest Edmonton and the desirable community of Walker. A bright and spacious front entrance leads you past the 2-piece powder room into a large, open-concept kitchen, living/dining room. The kitchen boasts everything that the chef of the family is looking for including a huge island, plenty of cabinets and storage, gleaming quartz counters, and stainless steel appliances. Off the kitchen you'll find a deck for meals outside or your morning coffee, in addition to an ample fenced yard for the kids to run around. The upstairs has 3 generous-sized bedrooms and two bathrooms, including a spacious ensuite off the primary bedroom. With schools nearby, plenty of shopping, and access to the Henday and QE2, this half-duplex has everything you and your family is looking for with room to grow.

Directions

Living Room	3.5 x 3.94	M	Bedroom 3	2.84 x 3.99	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.29 x 2.78	M	Bedroom 4			1	2	M	No	Main		
Kitchen	3.23 x 3.67	M				2	4	U	Yes	Upper		
Family Room						3	4	U	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.21 x 3.69	U				6				Tot Flr AG	123.08	1,324.83
Bedroom 2	2.88 x 3.14	U				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Unfinished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Stone, Vinyl	Garage Suite	Permit By Seller
Flooring	Carpet, Ceramic Tile, Vinyl Plank	Garden Suite	Permit
Features	On Street Parking, No Animal Home	Lot Shape	Rectangular
		Lot Size SqM	
		Zoning	
		Tax Amount	\$3,652.38 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer	Goods Excl	

Site Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby	Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	Yes
		HOA Fee/Schd	\$100.00 / Annually
		HOA Fee Incls	Amenities w/HOA
Parking	Single Garage Attached		

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			