



Edmonton
6131 10 AV SW

Walker LP: \$575,000
T6X 0M3 SP: M

Listing ID # E4481338
Building Type Detached Single Family
Style 2 Storey
Year Built 2009
Full Baths 2
Half Baths 1
Total Baths 2.1

Sold Date
Bedrooms Above 4
Bedrooms Total 4
Basement Full
Basement Dev Unfinished
Tot Flr AG SqM 216.45

ACTIVE

URL-Virtual Tour **URL-Brochure** **Tot Flr AG SqFt** 2,329.87

Stunning 2-storey home in Walker, FEATURING 4 BEDROOMS UPSTAIRS! Main floor boasts vaulted ceiling grand entrance into the living room and the dining room. Tucked away at the back, overlooking the backyard, your kitchen with an island and a peninsula, s/s appliances and corner party. Your kitchen is open concept to your dining nook and second living room. Powder room, laundry and access to your double attached garage complete this floor. Upstairs has 4 well appointed bedrooms: very spacious primary bedroom, can easily fit a king size bed, with a walk in closet and 4-piece en-suite with both soaker tub and shower. There are 3 additional bedrooms, a BONUS space (great for an office) and a 4-piece bath. Basement access off kitchen and is unspoiled and waiting your finishing touches. Fully fenced SOUTH facing backyard with large deck and green space. A/C. Cul-de-sac at end of street. Walking distance to many amenities, shops and schools. Quick access to Ellerslie Road, Anthony Henday and HWY 2.

Directions

Living Room	5.24x4.66	M	Bedroom 3	3.82x2.82	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.08x3.51	M	Bedroom 4	3.22x2.87	U	1	2	M	No	Main	106.89	1,150.56
Kitchen	4.87x4.09	M	Breakfast Nook	3.61x2.05	M	2	4	U	No	Upper	109.56	1,179.30
Family Room	4.75x4.34	M	Laundry Room	2.73x2.48	M	3	4	U	Yes	Above Grd		
Den						4				Lower		
Bonus Room	3.56x2.77	U				5				Below Grd		
Primary Bedrm	4.88x3.79	U				6				Tot Flr AG	216.45	2,329.87
Bedroom 2	4.07x2.81	U				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Hardwood
Features Air Conditioner, Deck, Vaulted Ceiling

Construction Wood Frame
Basement Full / Unfinished
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** North
Lot Size SqM 431.59 **F x D (m)** x
Zoning
Tax Amount \$6,184.84 / 2025
Conform Type
Conform Year

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas

Goods Excl

Warranty

Fireplace No
FP Fuel
FP Type

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Airport Nearby, Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Double Garage Attached

Road Access Paved Driveway to House

Park Encl/Tot / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	