

**Edmonton**

6303 18 AV SW

Walker

T6X 0S1

LP:

SP:

\$564,900**Listing ID #** E4507700**Building Type** Detached Single Family**Style** 2 Storey**Year Built** 2010**Full Baths** 3**Half Baths** 1**Total Baths** 3.1**Tot Flr AG SqFt** 2,006.52**Sold Date****Bedrooms Above** 3**Bedrooms Total** 4**Basement** Full**Basement Dev** Fully Finished**Tot Flr AG SqM** 186.41**ACTIVE****URL-Virtual Tour** **URL-Brochure**

Stunning home backing onto green space & walking paths on 2 sides! Tucked away in Walker Lakes, this beautifully appointed 4 bed blends modern style with everyday comfort. Bright open concept main features hardwood flooring throughout. Prep meals in the chef's kitchen with rich Espresso cabinetry, island with breakfast bar, and a convenient walk through pantry connecting the kitchen to the laundry room. Cozy living room with fireplace flows into the sun filled dining area, which opens to your backyard oasis—complete with deck & lush greenbelt views. Upstairs, the spacious primary suite offers a huge closet & 4 piece ensuite, accompanied by two generous bedrooms, a full bath, and a versatile bonus room perfect for family movie nights. Fully finished basement is designed for lifestyle, featuring a large rec room, a sizable 4th bedroom, and another 4 piece bathroom—ideal for guests or growing families. Park in an insulated, heated dble. garage with workbench & cabinetry. Steps from shopping, transit & Henday

Directions

Living Room	3.67x4.87	M	Bedroom 3	3.35x3.70	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.32x2.01	M	Bedroom 4	2.97x2.86	L	1	2	M	No	Main		
Kitchen	3.92x4.87	M	Recreation Room	7.21x5.12	L	2	4	U	No	Upper		
Family Room		M	Storage Room	4.13x1.45	L	3	4	U	Yes	Above Grd		
Den						4	4	L	No	Lower		
Bonus Room	5.79x4.09	U				5				Below Grd		
Primary Bedrm	3.70x4.41	U				6				Tot Flr AG	186.41	2,006.52
Bedroom 2	3.08x3.25	U				7				# Finished	3	

Heat Source Natural Gas**Heat Type** Forced Air-1**Foundation** Concrete**Roof Type** Asphalt Shingles**Exterior** Brick, Vinyl**Flooring** Carpet, Ceramic Tile, Hardwood**Features** On Street Parking, Air Conditioner, Deck, Natural Gas BBQ Hookup**Construction** Wood Frame**Basement** Full / Fully Finished**Separate Ent****2nd Suite** No**Garage Suite****Garden Suite****Lot Shape** Rectangular **Front Exposure** North**Lot Size SqM** 369.12 **F x D (m)** x**Zoning****Tax Amount** \$5,794.48 / 2025**Conform Type****Conform Year****Goods Excl****Goods Incl** Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater**Warranty****Fireplace** Yes**FP Fuel** Gas**FP Type** Mantel**HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls****Site Features** Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden**Parking** Double Garage Attached, Heated, Insulated**Road Access** Paved**Park Encl/Tot** 2 / 4**Garage Dim**

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