

## \$635,000 - 6126 17a Avenue, Edmonton

MLS® #E4451322

**\$635,000**

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 foyer, 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® # E4451322

Price \$635,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| 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        |
| County      | ALBERTA         |
| 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                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                       |

### 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    | August 5th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 53          |

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Listing information last updated on August 13th, 2025 at 12:32pm MDT