

## **\$614,900 - 5823 12 Avenue, Edmonton**

MLS® #E4425204

**\$614,900**

7 Bedroom, 3.50 Bathroom, 1,990 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Nestled in the fantastic community of Walker, this METICULOUSLY MAINTAINED & RENOVATED, 2-storey, AIR CONDITIONED home offers perfect blend of both comfort & convenience. The home boasts 7 BEDROOMS & 3.5 BATHS and over 2700+ Sq.ft of living space. NO CARPET home, BRAND NEW EPOXY FLOORS (Marble Imitation) on the main floor which makes cleaning up a breeze! NEW LAMINATE FLOORS on upper level & basement. NEW HOOD FAN, FRESHLY PAINTED KITCHEN CABINETS, NEW LIGHT FIXTURES (Remote Controlled that gives option to change colours), 2-year old HOT WATER TANK. Entire home has abundance of natural light. The main floor offers a DEN, the living room has cozy gas fireplace, while the dining area connects effortlessly to a gorgeous backyard BACKING UP TO WALKER PARK. Open concept kitchen comes with NEWER (2-year old) SS appliances, NEW countertop, NEW backsplash, corner pantry and wide island. FULLY FINISHED BASEMENT. OVERSIZED DOUBLE HEATED GARAGE.

Built in 2011

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4425204  |
| Price  | \$614,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,990                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5823 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0T3        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached, Heated, Over Sized                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 53          |

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Listing information last updated on March 14th, 2025 at 4:17am MDT