

## \$614,900 - 6126 17a Avenue, Edmonton

MLS® #E4458319

**\$614,900**

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 offers true move in comfort with no construction noise, dust, or waiting for landscaping. Enjoy a fully finished yard with a deck, two gazebos, fountains, and app-controlled Gemstone Lighting, perfect for relaxing or entertaining. Inside, hardwood floors, custom blinds, and sun-filled spaces create a welcoming feel. The main floor features a large foyer, flex room (ideal as a dining, playroom, or music room), 2-piece bath, and a walk-through pantry connecting the mudroom to a spacious kitchen with granite counters and island seating. The dining area, surrounded by windows, opens to the yard for effortless BBQs and family dinners. Cozy up by the gas fireplace with its designer wood mantle, or retreat upstairs to the bonus room, laundry, and three bedrooms including a generous primary suite with walk-in closet and 5-piece ensuite. The basement is ready for future development with 2 windows and rough-in plumbing. Central AC, Furnace

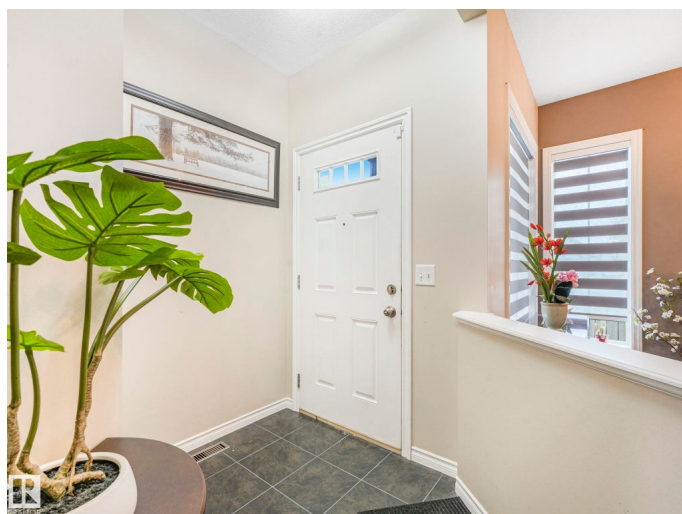
Built in 2011

### Essential Information

MLS® # E4458319

Price \$614,900

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    | September 17th, 2025 |
| Days on Market | 50                   |
| Zoning         | Zone 53              |

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Listing information last updated on November 6th, 2025 at 1:02pm MST