

\$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. A true family gem with pride of ownership throughout!

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	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	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
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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	3
Zoning	Zone 53

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