

# \$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 6:47am MDT