

## \$419,900 - 1618 64 Street, Edmonton

MLS® #E4453677

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Beautiful Half Duplex in Walker; This duplex has modern open concept main floor , Bright and spacious dining area and living room with a cozy fireplace. Upstairs offers a master bedroom with ensuite bathroom and a walk-in closet; two more decent size bedrooms and 4pc main bath. Unit comes with front attached garage and finished Basement. Unit is completely Landscaped, comes with central vacuum rough-ins and has an adorable backyard. Lots of walking and biking trails in the community, easy access to airport and Anthony Henday; well connected local transport and great schools in the community. Walmart and Superstore 5 minutes away.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453677  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,464     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1618 64 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0N2        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking   | Single Garage Attached                                          |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Sloping Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 56                |

## Zoning

## Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 8:17pm MDT