

## \$419,888 - 1609 65 Street, Edmonton

MLS® #E4447066

**\$419,888**

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Walker Lakes! This well maintained corner lot duplex is perfect for families who need some extra space both inside & out. The open concept main floor seamlessly connects kitchen, dining & living. Being on a corner, you will immediately notice all of the extra side windows that fill the space with light. The massive living room is perfect for large get togethers, or just cozying up by the fireplace on a quiet evening. Moving upstairs, the oversized primary bedroom with 3pc ensuite provides flexibility not only to settle in for the night after a long day, but also ample space for an in-home office. Completing the upper floor are 2 additional spacious bedrooms & a 4 pc main bath. The lower level is fully finished with lots of storage, & features a huge family room, perfect for family movie & game nights with the kids. Being on a corner lot means more space outside for summer evening bbq's with friends & family. Also, a large side gate provides access to store your camper trailer for winter.

Built in 2010

### Essential Information

MLS® # E4447066

Price \$419,888

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1609 65 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0N1

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shauna May Seneca School
Middle	Shauna May Seneca School
High	Whiskey Jack School

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	9
Zoning	Zone 53

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Listing information last updated on July 19th, 2025 at 10:47am MDT