

## \$514,900 - 3617 Weidle Bend, Edmonton

MLS® #E4428055

**\$514,900**

4 Bedroom, 3.50 Bathroom, 1,345 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful home in the Walker community. This home offers the perfect blend of space, style, and convenience. As you enter, you'll be greeted by a spacious living area with a cozy fireplace with TV unit. Good size kitchen with granite countertops, a pantry and island. A half washroom on main floor. Upstairs, you'll find a primary bedroom with an ensuite bathroom and a walk-in closet. Two additional bedrooms and another full bathroom. The basement is fully finished with huge Rec room, BAR, full washroom, laundry along with 4th bedroom, laundry have additional storage shelves. Backyard is fully landscaped, fenced & has a huge deck with Gazebo, .It has detached double car garage, Garage have additional storage cabinets/shelves to the both sides. Perfect for families or entertaining -Prime Location â€“ Steps from parks, schools, and amenities .MUSTÂ SEE!!

Built in 2014

### Essential Information

MLS® #	E4428055
Price	\$514,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,345
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3617 Weidle Bend
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1T5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Deck, Front Porch, Gazebo, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market      7

Zoning                Zone 53

HOA Fees             105

HOA Fees Freq.     Annually

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