

## \$419,000 - 3458 Weidle Way, Edmonton

MLS® #E4452711

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Southwest Edmonton and the desirable community of Walker. A bright and spacious front entrance leads you past the 2-piece powder room into a large, open-concept kitchen, living/dining room. The kitchen boasts everything that the chef of the family is looking for including a huge island, plenty of cabinets and storage, gleaming quartz counters, and stainless steel appliances. Off the kitchen you'll find a deck for meals outside or your morning coffee, in addition to an ample fenced yard for the kids to run around. The upstairs has 3 generous-sized bedrooms and two bathrooms, including a spacious ensuite off the primary bedroom. With schools nearby, plenty of shopping, and access to the Henday and QE2, this half-duplex has everything you and your family is looking for with room to grow.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452711  |
| Price          | \$419,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,325     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3458 Weidle Way |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 1Z4         |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | On Street Parking, No Animal Home |
| Parking   | Single Garage Attached            |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                          |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 13th, 2025 |
|-------------|-------------------|

|                |          |
|----------------|----------|
| Days on Market | 32       |
| Zoning         | Zone 53  |
| HOA Fees       | 100      |
| HOA Fees Freq. | Annually |

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 September 14th, 2025 at 9:17am MDT