

\$434,600 - 3612 Weidle Bend Sw, Edmonton

MLS® #E4462145

\$434,600

3 Bedroom, 2.50 Bathroom, 1,505 sqft
Single Family on 0.00 Acres

Walker, Edmonton, AB

Stylish 3-Bedroom Half Duplex with Potential side entrance .Step into comfort and opportunity with this beautifully maintained half duplex “ perfect for families, investors, or first-time buyers. Open-Concept Layout, Bright and airy main floor with seamless flow between kitchen, dining, and living areas. All bedrooms are generously sized, offering comfort and flexibility for growing families or home offices. Two and a half Bathrooms which Includes a convenient powder room on the main floor and two full baths upstairs. Second-Floor Laundry, No more hauling laundry up and down stairs “ enjoy the ease of upstairs laundry. Air Conditioning, Stay cool and comfortable all summer long. Double Detached Garage: Plenty of room for vehicles, storage, or a workshop. Close to schools, parks, shopping, and public transit.

Built in 2014

Essential Information

MLS® #	E4462145
Price	\$434,600
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,505



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3612 Weidle Bend Sw
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A3

Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Log, Vinyl
Exterior Features	Backs Onto Lake
Roof	Asphalt Shingles
Construction	Log, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
-------------	--------------------

Days on Market 10

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 25th, 2025 at 4:32am MDT