

## **\$425,000 - 5309 14 Avenue, Edmonton**

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MLS® #E4447323

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,339 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Wonderful in Walker! Home feels like a freshly painted 3 bedroom with spacious feel and an abundance of Natural Light. Greeted by a spacious foyer that flows into an open-concept main floor design, this home features A Large working kitchen with expanded island and countertops, maple cabinets, stainless steel appliances, and a generous pantryâ€”ideal for daily living or entertaining. A dedicated dining space opens to your private yard and 10 x20 deck, perfect for evening relaxation and recreation. The main floor also includes a practical mudroom with attached garage access + perfectly tucked away 2-piece powder room. Upstairs offers three generous bedrooms, including a KING Sized Primary with impressive walk in and ensuite, a 4pc guest bath, UPPER-Floor laundry+ a flex area for office, library or play. The lower level remains unfinished to suit your future needs or storage! Conveniently located walking distance to 2 K-9 schools, parks & trails- Minutes ALL the shopping, transit and Arterial Access Routes

Built in 2014

### **Essential Information**

MLS® #                    E4447323

Price                      \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5309 14 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S2

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
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, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	10
Zoning	Zone 53



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