

# \$434,900 - 5309 14 Avenue, Edmonton

MLS® #E4436886

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Beautiful Half Duplex in Walker – Prime Corner Lot! Welcome to this stunning half duplex located in the highly sought-after community of Walker. Perfectly situated on a landscaped corner lot, this home offers excellent curb appeal and a huge yard with a spacious deck, ideal for outdoor entertaining or relaxing in the sun. Step inside to a bright and open concept main floor, freshly updated with new paint throughout. The kitchen boasts ample cabinet space, making it perfect for home chefs and busy families. A convenient mudroom and a 2-piece powder room complete the main floor. Upstairs, you'll find three generously sized bedrooms, upper floor laundry for ultimate convenience, and plenty of natural light. The unfinished basement provides endless opportunities to customize the space to suit your needs – whether it be a home gym, media room, or additional living area. This home is close to all amenities, including schools, shopping, parks, and transit, making it an excellent choice for families.

Built in 2014

## Essential Information

MLS® # E4436886

Price \$434,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,335
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
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping

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

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	44
Zoning	Zone 53

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