

## \$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 | 33             |
| 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 June 17th, 2025 at 4:17pm MDT