

## **\$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 pantry—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 | 39              |
| Zoning         | Zone 53         |



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Listing information last updated on August 19th, 2025 at 6:47am MDT