

## \$449,900 - 5407 15 Avenue, Edmonton

MLS® #E4432651

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Gorgeous half duplex in Walker! With over 2,100 sq ft of living space, this cozy home has fresh paint, brick feature walls and new vinyl plank flooring from top to bottom. The centrally located kitchen includes a gas stove, eating bar & massive pantry. The dining room features built-in shelving with a bench. The cozy living room has a brick feature wall and an electric fireplace. The upper floor has a spacious primary bedroom with a walk-in closet & 4 piece ensuite. There are also two more bedrooms, a shared 4 piece bathroom & laundry. The fully finished basement has a spacious family room and another 4 piece bathroom. Completing this home is a single attached garage and a large backyard. With access to all the amenities, parks and schools, this location cannot be beat!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432651  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,502     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5407 15 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1R5        |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                                           |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                   |
| Stories           | 3                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                           |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

Date Listed April 24th, 2025  
Days on Market 9  
Zoning Zone 53



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Listing information last updated on May 3rd, 2025 at 12:47pm MDT