

\$425,000 - 5309 14 Avenue, Edmonton

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 | 49 |
| Zoning | Zone 53 |



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Listing information last updated on August 29th, 2025 at 6:17pm MDT