

## \$449,999 - 5406 14 Avenue, Edmonton

MLS® #E4437503

**\$449,999**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Exquisite Half Duplex with attached garage in the desirable family friendly community of Walker & within easy walking distance to several schools along with parks, & trails. The bright entrance leads to a stunning kitchen adorned with granite countertops. The open-plan living room, warmed by a cozy fireplace, and the dining area open onto a deck that overlooks your tranquil backyard retreat, perfect for unwinding or for entertaining. Upstairs includes a large master bedroom with an ensuite bathroom, two additional bedrooms, 4pc bathroom and a laundry. Partially finished basement await for your personal touch. Easy access to 66 Street, Anthony Henday, and all major grocery stores. A great home in convenient location!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437503  |
| Price          | \$449,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,463     |
| Acres          | 0.00      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5406 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1S2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 53        |

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Listing information last updated on June 18th, 2025 at 10:47pm MDT