

## \$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	28
Zoning	Zone 53

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