

## \$525,000 - 5417 14a Avenue, Edmonton

MLS® #E4426001

**\$525,000**

8 Bedroom, 3.00 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Located in the desirable South Edmonton area, this expansive home offers 8 bedrooms and 3 bathrooms, providing ample space for large families or investment opportunities. The main floor features a bright living space, a dedicated dining area, and a primary bedroom with a private 3-piece ensuite. Two additional bedrooms share a separate 4-piece bathroom. The upper level offers three well-sized bedrooms, while the fully finished basement includes a separate kitchen, living room, 3-piece bathroom, two bedrooms, and a laundry room—ideal for extended family or rental potential. Situated in a convenient location, this home is just minutes away from public transportation, shopping plazas, schools, parks, and playgrounds—offering easy access to everyday essentials and recreational spaces. This versatile property combines comfort and functionality, making it a fantastic opportunity in a prime location. A perfect blend of space, functionality, and prime location, this home is an excellent choice for families.

Built in 1990

### Essential Information

MLS® # E4426001

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,761                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5417 14a Avenue |
| Area        | Edmonton        |
| Subdivision | Sakaw           |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3B6         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                          |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 29          |

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