

## **\$684,900 - 5264 17 Avenue, Edmonton**

MLS® #E4421466

### **\$684,900**

6 Bedroom, 3.50 Bathroom, 2,331 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Check out This AMAZING property with 6 bedrooms, 4 baths, main floor DEN for potential office/flex room, and BONUS room. The heart of the home is the breathtaking kitchen, featuring modern appliances, GRANITE countertops, hardwood flooring, and coffered ceiling. Whether you're cooking up a feast for family and friends or enjoying a quiet meal at the island, this kitchen is sure to please. Also included is a walk-through PANTRY that leads you to the SPICE KITCHEN! As you head upstairs, you will see the BONUS room, which is great for board games gatherings, movie nights or watching your favorite sports team play. This home is located on a highly desired CORNER LOT, providing privacy and plenty of parking & space to relax & unwind in the big yard and deck. The fully finished basement has a SEPARATE side entrance w/ 2 beds, full bath, 2nd kitchen, and living room, plus private outdoor side deck! Located near walking trails w/quick access to Ellerslie Rd. Some photos are virtually staged. WELCOME HOME!

Built in 2015

### **Essential Information**

MLS® #	E4421466
Price	\$684,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5264 17 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X8

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Refrigerators-Two, Stoves-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 13th, 2025
Days on Market	67
Zoning	Zone 53

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Listing information last updated on April 21st, 2025 at 8:17am MDT