

## \$439,900 - 5508 14 Avenue, Edmonton

MLS® #E4465846

**\$439,900**

4 Bedroom, 3.50 Bathroom, 1,452 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful former Cameron Homes Showhome in Walker SW, offering over 2000 sq ft of fully finished living space and combining style, comfort, and convenience in a prime location close to schools, parks, transit, and the plaza. Enjoy the benefits of a front-attached single car garage with HEATER and centralized AC for year-round comfort. The home showcases quartz countertops, modern finishes, and an ideal layout with 3 spacious bedrooms upstairs, a beautifully upgraded 5-piece common bathroom, and upper-floor laundry. The fully finished basement adds exceptional value with a cozy theatre-style rec room, a 4th bedroom, and a full bathroom, perfect for guests or extended family. With 4 bedrooms and 3.5 bathrooms, this move-in-ready duplex offers the perfect blend of luxury, functionality, and location.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465846  |
| Price      | \$439,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,452         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5508 14 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1S2        |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Single Garage Attached                                                   |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 2                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

Date Listed            November 14th, 2025  
Days on Market      7  
Zoning                Zone 53

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