

## \$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	1 and Half Storey
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	95
Zoning	Zone 29

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