

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

MLS® #E4421466

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

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

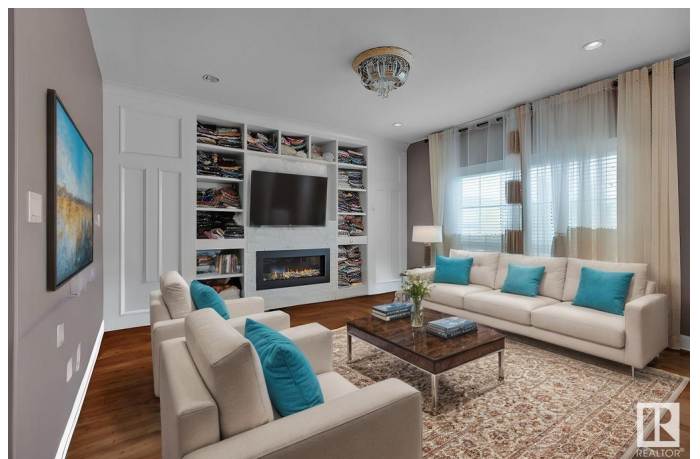
Walker, Edmonton, AB

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 | 66                  |
| Zoning         | Zone 53             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 2:17am MDT