

## **\$375,000 - 5315 15 Avenue, Edmonton**

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MLS® #E4432420

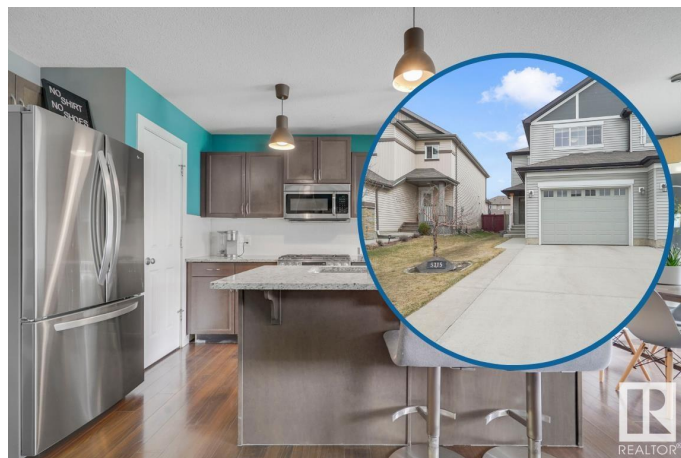
**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,703 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This move-in-ready 2-Storey duplex is over 1,700 sq.ft. in Walker & offers a stylish, functional layout with brand new carpet & California Closets. Visit the REALTOR's website for more information. The open-concept main floor connects the kitchen & living areas seamlesslyâ€”ideal for entertaining. A spacious primary suite with ensuite & walk-in closet, plus the convenience of upstairs laundry right where the laundry happens. The finished basement adds valuable flex space for a home office, rec room, or play area. Plus the attached garage offers enough room for your car, bikes, tools, or toysâ€”with a widened driveway for convenience. Located just 3 minutes to the Henday, 12 minutes to the airport, & close to schools like Ellerslie Campus, this home is nestled in a family-friendly community near Walker park & playground, as short drive from shopping at South Edmonton Common. A great opportunity to put down roots in a growing southside neighbourhood!



Built in 2014

### **Essential Information**

MLS® #	E4432420
Price	\$375,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,703
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5315 15 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S2

### Amenities

Amenities	Deck, Smart/Program. Thermostat
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis Whiskey

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	11
Zoning	Zone 53

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Listing information last updated on May 5th, 2025 at 6:02pm MDT