

# **\$574,900 - 5234 23 Avenue, Edmonton**

MLS® #E4456282

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,937 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully upgraded 1937sq.ft 2-storey home in the heart of Walker. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a separate entrance to the basement, this home combines modern design with everyday functionality. Step inside to an open and airy layout, filled with natural light and crafted for both style and comfort. The fully upgraded kitchen offers premium finishes, sleek cabinetry, and high-end appliances, making it the perfect centerpiece for entertaining or family dinners. Thoughtful upgrades continue throughout the home with custom shelving in every closet, maximizing storage and organization. The inviting main floor flows seamlessly with bright living and dining areas, while upstairs you'll find generously sized bedrooms and beautifully finished bathrooms, including a serene primary suite retreat. The separate entrance to the unfinished basement provides incredible potential for future development - whether you envision a legal suite, home gym, or entertainment. Welcome Home!

Built in 2021

## **Essential Information**

MLS® # E4456282

Price \$574,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,937                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5234 23 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 6Y7        |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                                                         |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Partially Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 53             |

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Listing information last updated on September 7th, 2025 at 9:02pm MDT