

# \$450,000 - 5226 20 Avenue, Edmonton

MLS® #E4455672

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Step into your first home in the heart of South Edmonton! This charming 3-bedroom, 2 full & 2 half bath half-duplex in Walker offers 1,481 sq. ft. of thoughtfully designed living space perfect for young families or couples starting out. The main level welcomes you with a bright, open layout, ideal for entertaining or cozy family nights. The fully finished basement, complete with a wet bar and a convenient half bath, gives you extra space for movie nights, a playroom, or even a home office. Outside, the fully fenced backyard provides a safe space for kids or pets to play, while the single attached garage adds everyday convenience. With bedrooms upstairs and multiple bathrooms, mornings run smoothly for everyone in the household. Located in a family-friendly community with parks and amenities nearby, this home blends comfort, functionality, and style—perfect for making your first step into homeownership. Don't miss your chance to call this Walker beauty your own!

Built in 2014

## Essential Information

MLS® # E4455672

Price \$450,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,481
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5226 20 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1V6

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	Zone 53

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