

## \$435,000 - 5226 20 Avenue, Edmonton

MLS® #E4455672

**\$435,000**

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 \$435,000

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 | 46                  |
| Zoning         | Zone 53             |

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Listing information last updated on October 18th, 2025 at 6:17pm MDT