

## \$849,900 - 5208 23a Ave Sw, Edmonton

MLS® #E4451642

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,656 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This 2650 SQFT home, built on 7650+ SQFT pie-shaped lot, in a cul-de-sac has lot to offer. The main floor boasts a formal living area with rich hardwood flooring, a bedroom, and a full 3-piece bath, as well as a mudroom for added convenience. Culinary enthusiasts will appreciate both the main kitchen and the separate spice kitchen, while the spacious dining area flows seamlessly into the stunning, open-to-above family room, filling the space with natural light and creating an inviting atmosphere. Upstairs, you'll find a versatile bonus room overlooking the backyard, ideal for a home office or entertainment space. The second floor also features 3 well-sized bedrooms, 2 bathrooms, and a private master suite complete with a luxurious 5-piece ensuite and a walk-in closet. The home includes a side entrance to the basement, a heated triple garage for year-round comfort, and a beautifully landscaped backyard with a concrete patio and sidewalk—perfect for outdoor living & entertaining.

Built in 2022

### Essential Information

MLS® # E4451642

Price \$849,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,656                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5208 23a Ave Sw |
| Area        | Edmonton        |
| Subdivision | Walker          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 2X3         |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Triple Garage Attached                                                                    |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Partially Finished                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Cul-De-Sac, Landscaped, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

Date Listed            August 7th, 2025  
Days on Market      89  
Zoning                Zone 53

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