

Courtesy Of Amarbir Singh Of Royal LePage METRO

## \$649,000 - 5140 23 Avenue, Edmonton

MLS® #E4452256

**\$649,000**

6 Bedroom, 4.00 Bathroom, 1,848 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

WELCOME to this modern and elegant custom built 6 bedrooms, 4 full bathrooms Landmark Homes in the heart of the Walker community with NO NEIGHBOUR AT THE BACK. This 2022 built comes with fully landscaped yard, fenced and oversized deck. The open-concept living room WITH HIGH COFFERED CEILING seamlessly connects the great room, dining area and kitchen allowing easy interaction and entertaining. This home features a gourmet chef's extended kitchen with black quartz countertop, chimney hood fan, glass door walk-in pantry, 9 FT CEILING ON ALL THREE FLOORS, electric fireplace, full bedroom, 3 piece bathroom and vinyl plank throughout the main floor. All the main floor and second floor bathrooms has tiles finishings. The spindle grand staircase leads to upper level which hosts a bonus room, large primary bedroom with luxurious ensuite and walk-in closet, 2 additional bedrooms with extra large windows and 3 piece bathroom. The 2 BEDROOMS LEGAL BASEMENT SUITE is ready to rent immediately.

Built in 2022

### Essential Information

MLS® # E4452256

Price \$649,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,848                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5140 23 Avenue |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2X4        |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                    |

### Interior

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

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Playground Nearby, See Remarks |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 73               |
| Zoning         | Zone 53          |

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Listing information last updated on October 19th, 2025 at 4:47am MDT