

\$699,900 - 14011 53 Avenue, Edmonton

MLS® #E4428604

\$699,900

4 Bedroom, 2.50 Bathroom, 2,011 sqft
Single Family on 0.00 Acres

Brookside, Edmonton, AB

Nestled on an EXCLUSIVE, NO THROUGH ROAD, this FULLY FINISHED 4 BDRM is the one you have been waiting for! Set on a GIGANTIC 75x110 LOT IN BEAUTIFUL BROOKSIDE, this COVETED LOCATION PERFECTLY COMBINES PRIVACY, NATURE, and CONVENIENCE. HARDWOOD FLOORING welcomes you. OVERSIZED & UPDATED WINDOWS bathe the home in light with VIEWS OF MATURE TREES. Relax in the EXPANSIVE LIVING ROOM. The KITCHEN OPENS TO THE DINING & FAMILY ROOM with direct access outside. Enjoy evenings around the BRICK GAS FIREPLACE. The MAIN FLOOR ALSO FEATURES A LAUNDRY ROOM & ADDITIONAL BACK ENTRANCE. Hardwood flooring continues UPSTAIRS to the 4 GENEROUS BEDROOMS. The primary has an ENSUITE, and the MAIN BATH HAS A JETTED TUB. A WET BAR and FAMILY ROOM WITH 2 WINDOWS are found in the basement. Experience YOUR OWN PARK OASIS IN THE BACKYARD, complete with a 10x15 GREENHOUSE, PATIO, and LUSH YARD for your CHILDREN and PETS to RUN & PLAY! A FEW QUICK STEPS to WHITEMUD RAVINE. Quick access to Schools, Shopping, U of A, Whitemud, & Downtown.

Built in 1968



Essential Information

MLS® #	E4428604
Price	\$699,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,011
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	14011 53 Avenue
Area	Edmonton
Subdivision	Brookside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0S9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brookside, St.Mary
Middle	Riverbend, A.J.MacNeil
High	Lillian Osborne,M.M.Mary

Additional Information

Date Listed	April 2nd, 2025
Days on Market	13
Zoning	Zone 14

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