

## **\$699,900 - 14011 53 Avenue, Edmonton**

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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 | 12              |
| Zoning         | Zone 14         |

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Listing information last updated on April 14th, 2025 at 5:17pm MDT