

## **\$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	17
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:17pm MDT