\$699,900 - 14011 53 Avenue, Edmonton

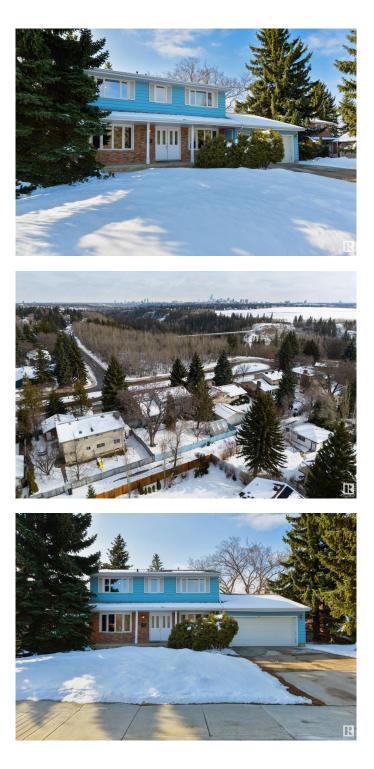
MLS® #E4428604

\$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.



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 |
| Туре | 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 |
|-------------|-------------------|
| | 7 1011 2110, 2020 |

| Days on Market | 17 |
|----------------|---------|
| Zoning | Zone 14 |

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Listing information last updated on April 19th, 2025 at 4:17am MDT