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

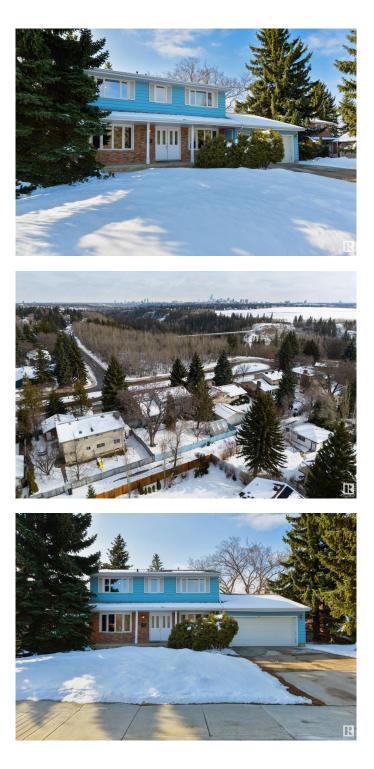
MLS® #E4428604

#### \$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**

| Days on Market | 2       |
|----------------|---------|
| Zoning         | Zone 14 |

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Listing information last updated on April 4th, 2025 at 6:17pm MDT