

## \$769,900 - 14007 53 Avenue, Edmonton

MLS® #E4440816

**\$769,900**

3 Bedroom, 2.50 Bathroom, 1,341 sqft

Single Family on 0.00 Acres

Brookside, Edmonton, AB

PRIME LOCATION FRONTING THE RAVINE IN BROOKSIDE! A classic build by Clarendon on a HUGE 75 x 110 FOOT LOT in a quiet culdesac SURROUNDED BY THE WHITEMUD RAVINE. "Nature in the city" with close proximity to U of A and Downtown, the location is JUST STUNNING! This home has been elegantly renovated over the years and boasts over 2000 sq ft on 3 levels + FF basement. Professionally designed, this floorpan was renovated to create open concept spacious rooms. A large kitchen and bath reno by ACE LANGE HOMES in 2010 offers a tasteful update, while maintaining many classic touches throughout: Wainscotting, crown molding, grasscloth, brick fireplace... PLUS treed views from nearly every room.Â OfferingÂ 3 bedrooms + den, rec rm, family rm, living rm and more... A sunny South-backing yard, picturesque ravine setting, central location, and short walk to top schools, Brookside and Riverbend Junior High.Â Move-in ready or make it your own! Newer windows, roof (2021), grading (2023/2024), paint & more. A VERY RARE FIND!

Built in 1968

### Essential Information

MLS® #

E4440816



|                |                        |
|----------------|------------------------|
| Price          | \$769,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,341                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14007 53 Avenue |
| Area        | Edmonton        |
| Subdivision | Brookside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0S9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                         |
| Fireplace         | Yes                                                                                                                                               |
| Fireplaces        | Brick Facing                                                                                                                                      |
| Stories           | 4                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, River Valley View, Schools, Subdividable Lot |
| Lot Description   | 75 x 110                                                                                                                                                                                                           |
| Roof              | Asphalt Shingles                                                                                                                                                                                                   |
| Construction      | Wood, Brick                                                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                 |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brookside Elementary   |
| Middle     | Riverbend Junior High  |
| High       | Strathcona High School |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 58             |
| Zoning         | Zone 14        |

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Listing information last updated on August 3rd, 2025 at 5:17pm MDT