

# \$788,800 - 14007 53 Avenue, Edmonton

MLS® #E4440816

**\$788,800**

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	\$788,800
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	26
Zoning	Zone 14

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