

## **\$245,000 - 109 14707 53 Avenue, Edmonton**

MLS® #E4442854

**\$245,000**

3 Bedroom, 1.50 Bathroom, 1,163 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

How does a FENCED YARD & CORNER LOCATION sound? Prepare to be impressed with this FULLY UPGRADED, PET FRIENDLY, 3 BDRM in ESTABLISHED RIVERBEND! Surrounded by MATURE TREES, this unbeatable location has EASY ACCESS to the UofA, DOWNTOWN, WHITEMUD & HENDAY; with steps to TRAILS, SCHOOLS, & TRANSIT. You will notice the UPGRADED LAMINATE FLOORING that carries through the entire home. The UPDATED WHITE KITCHEN opens to the FLEXIBLE DINING that can ALSO FUNCTION AS A PRIVATE OFFICE. The living room overlooks THE LARGE FENCED YARD. LAMINATE FLOORING continues UPSTAIRS INTO THE BEDROOMS. Retreat in the PRIVATE PRIMARY with DOUBLE CLOSETS. IMPORTANT UPGRADES HAVE BEEN COMPLETED, including a NEW H/E FURNACE, NEW HWT, UPGRADED WINDOWS, & SHINGLES. BOTH BATHROOMS HAVE BEEN RENOVATED TOO! A WELL MANAGED COMMUNITY that allows you to LIVE STRESS FREE and CLOSE TO EVERYTHING. A PERFECT FIND for those searching for an INCOME PROPERTY, responsible long term tenants with an option for you to assume. SIMPLY A WINNER!



Built in 1973

## Essential Information

MLS® #	E4442854
Price	\$245,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	109 14707 53 Avenue
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5C9

## Amenities

Amenities	Air Conditioner, Closet Organizers, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Brander Gardens

Middle                      Riverbend

High                         Scona, L.Osborne

**Additional Information**

Date Listed                June 17th, 2025

Days on Market        16

Zoning                      Zone 14

Condo Fee                 \$406

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Listing information last updated on July 3rd, 2025 at 5:32am MDT