

## \$748,800 - 14007 53 Avenue, Edmonton

MLS® #E4452093

**\$748,800**

3 Bedroom, 2.50 Bathroom, 1,341 sqft

Single Family on 0.00 Acres

Brookside, Edmonton, AB

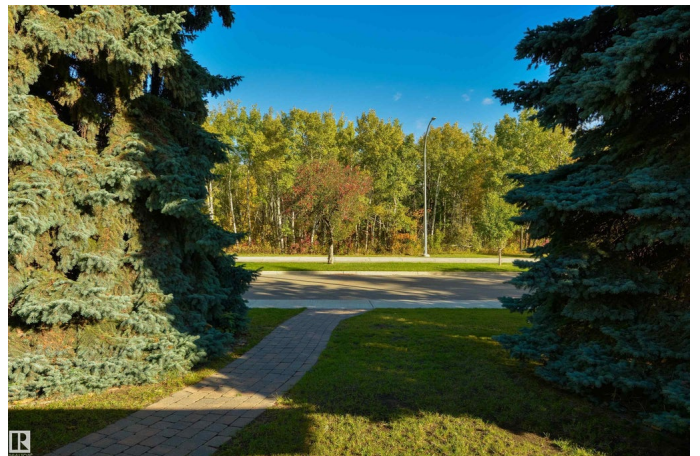
Rare CULDESAC RAVINE LOCATION and BACKING SOUTH on a 75 FOOT LOT in BROOKSIDE! Calling all nature lovers, this renovated home is in one of the best locations in Edmonton surrounded by the WHITEMUD RAVINE. A classic build by Clarendon, this 4 level split offers over 2000 sq ft on 3 levels plus finished basement. ACE LANGE CONSTRUCTION did a substantial renovation in 2010 offering a tasteful update, while maintaining classic touches throughout. Recent updates include: Kitchen and Bathroom renovation (2010), tile and lighting (2010), newer windows, roof (2021), grading (2023/2024), paint, hardwood (2015) etc. Designer approved wainscoting, wall mouldings, and wallpaper create warmth and texture - no expense was spared. A SOLID home with endless possibilities in the future for a 75 x 110 lot on the ravine. Walk to Brookside Elementary & Riverbend Junior High, and just a short commute to U of A & downtown. Huge mature trees offer privacy and nature views with some of the best walking trails out the front door.

Built in 1968

### Essential Information

MLS® # E4452093

Price \$748,800



|                |                        |
|----------------|------------------------|
| 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 | No Smoking Home        |
| 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, Environmental Reserve, Fenced, Flat Site, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Subdividable Lot |
| 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    | August 8th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 14          |

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Listing information last updated on August 17th, 2025 at 3:32pm MDT