

# **\$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

RAVINE FACING IN BROOKSIDE UNDER \$800K! Classically built by Clarendon and situated on a large 75 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 truly unbeatable! This home has been elegantly renovated over the years and boasts over 2000 sq ft on 3 levels. Professionally designed, the floorpan was thoughtfully opened up to create open concept spacious rooms. A large kitchen and bath renovation in 2010 offers a tasteful update, while maintaining classic touches: Wainscoting, crown molding, grasscloth, newer hardwood, brick fireplace... and sun-drenched treed views from nearly every room.Â OfferingÂ 3 bedrooms + den and FF basement. Perfect for entertaining w/ the sunny South-backing yard, picturesque ravine setting, central location, and short walk to top schools: Brookside and RJH.Â Move-in ready or make it your own, this is THE ONE! Newer windows, roof (2021), grading (2023/2024), paint & more. A 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 | 14             |
| Zoning         | Zone 14        |

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Listing information last updated on June 20th, 2025 at 7:47am MDT