

\$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

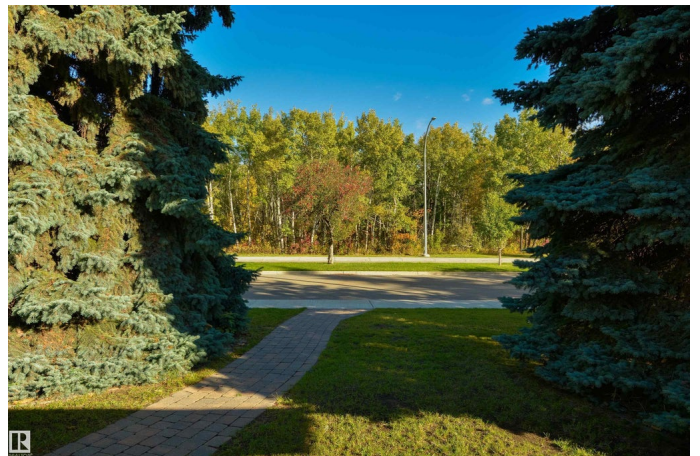
Rare CULDESAC RAVINE LOCATION and BACKING SOUTH on a 75 FOOT LOT in BROOKSIDE! Calling all nature lovers, this renovated home is in one of the best locations in Edmonton surrounded by the WHITEMUD RAVINE. A classic build by Clarendon, this 4 level split offers over 2000 sq ft on 3 levels plus finished 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, & more. 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	1
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 9th, 2025 at 4:17pm MDT