

\$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

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|------------|------------------------|
| Elementary | Brookside Elementary |
| Middle | Riverbend Junior High |
| High | Strathcona High School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 14 |

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Listing information last updated on June 16th, 2025 at 10:02pm MDT