

\$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

PRIME LOCATION FRONTING THE RAVINE IN BROOKSIDE! A classic build by Clarendon on a HUGE 75 x 110 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 JUST STUNNING! This home has been elegantly renovated over the years and boasts over 2000 sq ft on 3 levels + FF basement. Professionally designed, this floorpan was renovated to create open concept spacious rooms. A large kitchen and bath reno by ACE LANGE HOMES in 2010 offers a tasteful update, while maintaining many classic touches throughout: Wainscotting, crown molding, grasscloth, brick fireplace... PLUS treed views from nearly every room.Â OfferingÂ 3 bedrooms + den, rec rm, family rm, living rm and more... A sunny South-backing yard, picturesque ravine setting, central location, and short walk to top schools, Brookside and Riverbend Junior High.Â Move-in ready or make it your own! Newer windows, roof (2021), grading (2023/2024), paint & more. A VERY 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	17
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 June 23rd, 2025 at 5:47pm MDT