

Courtesy Of Kira Harrington Of Rimrock Real Estate

## **\$1,895,000 - 13903 53 Avenue, Edmonton**

MLS® #E4433393

**\$1,895,000**

5 Bedroom, 3.00 Bathroom, 2,583 sqft

Single Family on 0.00 Acres

Brookside, Edmonton, AB

**SIMPLY SPECTACULAR!** This ONE OF A KIND architectural beauty perched on a massive 16,889sqft lot on WHITEMUD RAVINE is a show stopper! Over \$1m in renovations since 2016. Carefully thought out to preserve the character of this timeless home. GORGEOUS views, open beam layout – perfect for elevated entertaining. Natural light streaming through makes one feel they’re living outside. Over 4800sqft of living space – 5 bedrooms, 3 full baths. Main floor loaded w/ features: huge foyer, TEAK and WALNUT walls, stunning living/dining room. GOURMET kitchen w/ MIELE appliances. Sunny breakfast nook & cozy family room w/ 2nd fireplace. Primary retreat w/ large closet & luxury ensuite. Main floor laundry w/ dog wash. 2nd bed & full bath complete the main. WALK OUT BASEMENT loaded w/ natural light, 3 more beds & 5pc bath. Massive hobby/gym area. Yard filled w/ everything your heart could desire – greenhouse, deck, planter boxes, mature trees, stone patio & PRIVACY! Mins to DT & U of A, top schools! PERFECTION!

Built in 1966

### **Essential Information**

MLS® #	E4433393
Price	\$1,895,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,583
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	13903 53 Avenue
Area	Edmonton
Subdivision	Brookside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0S9

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Washer, Wine/Beverage Cooler, Refrigerators-Two, Oven Built-In-Two, Stove-Countertop Inductn
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
----------	------

Exterior Features	Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Ski Hill Nearby
Roof	Flat
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	BROOKSIDE SCHOOL
Middle	RIVERBEND SCHOOL
High	LILLIAN OSBORNE SCHOOL

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	2
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 May 1st, 2025 at 9:31pm MDT