

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 â€” perfect for elevated entertaining. Natural light streaming through makes one feel theyâ€™re living outside. Over 4800sqft of living space â€” 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 â€” 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 | 1                |
| Zoning         | Zone 14          |

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Listing information last updated on May 1st, 2025 at 9:47am MDT