

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
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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 12:17am MDT