

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 2nd, 2025 at 7:17pm MDT