

## **\$250,000 - 109 14707 53 Avenue, Edmonton**

MLS® #E4442854

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,163 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

How does a FENCED YARD & CORNER LOCATION sound? Prepare to be impressed with this FULLY UPGRADED, PET FRIENDLY, 3 BDRM in ESTABLISHED RIVERBEND! Surrounded by MATURE TREES, this unbeatable location has EASY ACCESS to the UofA, DOWNTOWN, WHITEMUD & HENDAY; with steps to TRAILS, SCHOOLS, & TRANSIT. You will notice the UPGRADED LAMINATE FLOORING that carries through the entire home. The UPDATED WHITE KITCHEN opens to the FLEXIBLE DINING that can ALSO FUNCTION AS A PRIVATE OFFICE. The living room overlooks THE LARGE FENCED YARD. LAMINATE FLOORING continues UPSTAIRS INTO THE BEDROOMS. Retreat in the PRIVATE PRIMARY with DOUBLE CLOSETS. IMPORTANT UPGRADES HAVE BEEN COMPLETED, including a NEW H/E FURNACE, NEW HWT, UPGRADED WINDOWS, & SHINGLES. BOTH BATHROOMS HAVE BEEN RENOVATED TOO! A WELL MANAGED COMMUNITY that allows you to LIVE STRESS FREE and CLOSE TO EVERYTHING. A PERFECT FIND for those searching for an INCOME PROPERTY, responsible long term tenants with an option for you to assume. SIMPLY A WINNER!



Built in 1973

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4442854          |
| Price          | \$250,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 109 14707 53 Avenue |
| Area        | Edmonton            |
| Subdivision | Brander Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 5C9             |

## Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking   | Stall   |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner, Mantel   |
| Stories      | 2  |
| Has Basement | Yes  |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
|-------------------|--|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
|--------------|-------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                 |
|------------|-----------------|
| Elementary | Brander Gardens |
|------------|-----------------|

|        |           |
|--------|-----------|
| Middle | Riverbend |
|--------|-----------|

|      |                  |
|------|------------------|
| High | Scona, L.Osborne |
|------|------------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 9 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 14 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$406 |
|-----------|-------|

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Listing information last updated on June 26th, 2025 at 1:02pm MDT