

Courtesy Of Sally Munro Of Century 21 Masters

# \$1,198,000 - 14004 47 Avenue, Edmonton

MLS® #E4419976

**\$1,198,000**

5 Bedroom, 3.50 Bathroom, 3,891 sqft  
Single Family on 0.00 Acres

Brookside, Edmonton, AB

Introducing a rare & remarkable offering in the prestigious Brookside neighbourhood, a sprawling 16,000 square foot estate lot. Unparalleled redevelopment potential.

Situated on a street renowned for its collection of notable estate homes, this expansive property presents an exceptional opportunity for subdivision, allowing for the creation of multiple bespoke residences in this coveted enclave. At the heart of this impressive lot stands a 4000 square foot original bungalow, ripe with the possibility of renovation to create a luxurious custom home that harmonizes with the grandeur of its surroundings. Mature trees & lush landscaping, this property offers a serene and private retreat in one of the most sought-after neighbourhoods in Riverbend. Whether you envision creating a grand estate, this estate lot in Brookside presents a canvas of endless possibilities for the discerning investor or homeowner. Don't miss this rare chance to shape your vision of luxury living in this prestigious locale.

Built in 1974

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4419976    |
| Price    | \$1,198,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,891                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14004 47 Avenue |
| Area        | Edmonton        |
| Subdivision | Brookside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0B6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Detectors Smoke, Front Porch, Open Beam, Patio, Skylight, Sunroom, Vaulted Ceiling, Wet Bar |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Brookside School      |
| Middle     | Riverbend jr high     |
| High       | Scona Lillian Osborne |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 61                 |
| Zoning         | Zone 14            |

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Listing information last updated on April 2nd, 2025 at 11:02pm MDT