

Courtesy Of Reanna D Bowden Of Real Broker

\$1,245,000 - 17506 53 Avenue, Edmonton

MLS® #E4426270

\$1,245,000

5 Bedroom, 4.00 Bathroom, 3,583 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Stunning 3,583 sq. ft. two-story home has been completely remodeled and is perfectly situated overlooking the North Saskatchewan River. Offering a rare and private setting, with lush green space in the private yard. Inside, the home is an absolute showpiece, featuring soaring 22-foot vaulted ceilings that flood the space with natural light throughout the day. Beautifully constructed, this 5-bedroom, 4 bathroom home boasts light Scandinavian hardwood, new flooring, double drywall, a durable clay tile roof, and new windows. The upgrades continue with a new EV charger, new high-end Lennox furnaces, AC, hot water tank, and a completely updated staircase with modern railings. Multiple living spaces from the charming front parlour, bonus room with a 25-foot terrace with remarkable views, & the vaulted great room. The exterior is just as remarkable, featuring two balconies, four cedar decks, and a serene flagstone fireside area, Salt water Arctic Spa, a garden shed, and a fully fenced, landscaped yard. Must See!



Built in 1987

Essential Information

MLS® # E4426270

Price \$1,245,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,583
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17506 53 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1C4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Hot Tub, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Dishwasher-Two, Garage Heater, Hot Tub
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Clay Tile
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 18th, 2025
Days on Market	13
Zoning	Zone 20

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