

# **\$1,475,000 - 17416 53 Avenue, Edmonton**

MLS® #E4446611

**\$1,475,000**

4 Bedroom, 3.50 Bathroom, 3,009 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

A rare, majestic gem with the river valley at your front door! This exquisite estate home offers over 3,000 sq ft plus a developed basement, a triple garage, and lush landscaping that surrounds you in natural beauty. The showstopping exterior features a soaring portico and incredible curb appeal. Inside, a grand curved staircase and open second-floor hallway make a dramatic first impression. The custom Heritage kitchen is a masterpiece of craftsmanship and quality, complemented by beautifully renovated baths and timeless finishes throughout. The like-new condition is evident at every turn. A fully finished basement with second kitchen provides flexible space for entertaining or multi-gen living. The palatial primary suite is fit for Royalty and features a covered balcony with sweeping views and the ensuite is like a dream Grecian spa. Your private backyard oasis is complete with patio, deck, and gorgeous garden beds. With a newer metal roof for peace of mind, this awe inspiring home is unforgettable!

Built in 1990

## **Essential Information**

MLS® #	E4446611
Price	\$1,475,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,009
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17416 53 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1C4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In, Wet Bar
Parking Spaces	7
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, River Valley View, Schools, Shopping Nearby

Roof                              Metal

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                July 8th, 2025

Days on Market        8

Zoning                        Zone 20

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