

# **\$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        9

Zoning                      Zone 20

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Listing information last updated on July 17th, 2025 at 9:47am MDT