

## **\$259,000 - 100 14707 53 Avenue, Edmonton**

MLS® #E4445028

**\$259,000**

3 Bedroom, 1.50 Bathroom, 1,263 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to this Stunning 3 Bedrooms/Corner Unit situated in the desirable Riverbend community of Grander Gardens! Steps away to BEST schools, park, playground, walking trail, bus routes, ON DEMAND TRANSIT, shopping centre & all amenities. Main floor greets you with open concept layout large living room with cozy fireplace & gorgeous hardwood floorings. Patio doors to landscaped & private fenced back yard where you can enjoy BBQ during summer time. Dining area & spacious Kitchen with newer vinyl plank floorings and plenty of kitchen cabinets. Convenience main floor 1/2 bath. Upper level offers 3 sizable bedrooms & a 4pc bathroom with charming tiles surrounding bathtub. Fully finished basement c/w large family room, laundry & utility room. One energized parking stall. Upgrades during years: CENTRAL AIR CONDITIONING/painting/floorings/kitchen/bathtub tiles/vanity/windows & shingles. Perfect for investors or live in buyers. Quick possession available. Just move-in & enjoy!

Built in 1973

### **Essential Information**

MLS® #	E4445028
Price	\$259,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,263
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	100 14707 53 Avenue
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5C9

### Amenities

Amenities	Air Conditioner
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	2
Zoning	Zone 14
Condo Fee	\$406

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