# \$1,399,000 - 17416 53 Avenue, Edmonton

MLS® #E4446611

## \$1,399,000

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 \$1,399,000 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 116

Zoning Zone 20

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