

## \$525,000 - 11137 53 Street, Edmonton

MLS® #E4435559

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,266 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Nestled on a tree lined street in one of Edmonton's most desirable neighborhoods & steps from the river valley is this must-see property. From the second you walk in you can feel the historic charm that is perfectly matched with modern function & tasteful renovations. The updated kitchen features quartz counters, eat-in bar, and tons of cabinetry. This level includes a 4pc bathroom, and bedroom. Upstairs is filled with natural light from the large windows and offers two bedrooms, one with its own 3pc sky-lit ensuite and cozy built-in window bench. Offering great suite potential with a rear separate entrance, the basement has a family room, 4pc bathroom, and spacious bedroom with large windows. The yard is your own urban escape with mature trees, private vinyl fence, large patio, and oversized single car garage. Partial Windows 2021 | 35 year shingles 2013 | Furnace & HWT 2019 | The Highlands neighborhood mixes vintage charm with a laid back modern vibe and is the perfect neighborhood to call home!

Built in 1953

### Essential Information

MLS® #	E4435559
Price	\$525,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11137 53 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3K6

### Amenities

Amenities	Deck, Front Porch, No Smoking Home
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	8
Zoning	Zone 09

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