

## \$439,500 - 1435 53 Street, Edmonton

---

MLS® #E4442763

**\$439,500**

2 Bedroom, 1.50 Bathroom, 1,065 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

Discover your dream home in this stunning bi-level on a prime corner lot nestled on a quiet street a few minutes from the Anthony Henday. With a fenced side yard, a second yard containing a large patio off the dining room, and an oversized double detached garage, this property offers space, privacy, and convenience. This property also has a parking lane besides the garage. Inside, you'll love the numerous recent upgrades, including central AIR CONDITIONING for year-round comfort, newer FENCING for security, VINYL WINDOWS for energy efficiency, QUARTZ countertops that add a touch of luxury, and a newer HOT WATER TANK for peace of mind. Upstairs you will find TWO large bedrooms either of which can serve as the primary, and 1.5 bathrooms one of which is an ensuite. The basement has a roughed-in bathroom and three other fully finished rooms along recreation and utility/laundry spaces. Whether you're entertaining or enjoying a quiet evening, this home delivers on style, function, and modern living.



Built in 1978

### Essential Information

MLS® # E4442763

Price \$439,500

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,065
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1435 53 Street
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2Y9

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Oak Surround, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	10
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 6:17pm MDT