

## \$469,000 - 16840 53 Street, Edmonton

MLS® #E4450719

**\$469,000**

4 Bedroom, 3.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this beautifully upgraded home featuring granite counters, open concept living, and both a cozy gas fireplace and a stylish electric fireplace. Enjoy the convenience of central vac with a kick plate and upper-level laundry complete with a countertop and cupboards. Stay cool year-round with central A/C and appreciate the elegance of Hunter Douglas pull-down blinds throughout. Step outside to a massive pie-shaped yard with an underground sprinkler system servicing the lawn, garden, and raised beds. A powered storage shed and poured concrete pad for garbage bins add functionality to the outdoor space. Located in the catchment for Christ the King School, this home offers a perfect blend of comfort and practicality. Whether you're hosting guests or enjoying quiet evenings in your spacious yard, this property checks all the boxes.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450719  |
| Price      | \$469,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,448         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16840 53 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0R7         |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Sprinkler Sys-Underground |
| Parking   | Single Garage Attached                                            |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Direct Vent, Wall Mount                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 1st, 2025

Days on Market                2

Zoning                            Zone 03

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Listing information last updated on August 3rd, 2025 at 6:02am MDT