

# \$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                1

Zoning                            Zone 03

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 August 2nd, 2025 at 8:47am MDT