

## **\$205,000 - 105 14707 53 Avenue, Edmonton**

MLS® #E4451402

**\$205,000**

2 Bedroom, 1.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to this beautifully updated 2-bedroom home in the highly desirable Riverbend Community of Brander Gardens! Ideally located just steps from top-rated schools, parks, playgrounds, scenic walking trails, public transit and shopping centres, this home offers both comfort and convenience. The main floor features an open concept layout with a spacious living room, a cozy wood burning fireplace, and attractive laminate throughout the main floor. Patio doors lead to a private fenced backyard perfect for outdoor enjoyment. The bright dining area is adjacent to the modern kitchen which has ample cabinetry. Upstairs you will find two generous size bedrooms and a stylish 4-piece bathroom. The basement includes a laundry area and offers plenty of space for future development. Complete with 1 energized parking stall, this home would be great for first time home buyers, down-sizers or investors! Quick possession available! Some photos virtually staged with furniture

Built in 1973

### **Essential Information**

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Price \$205,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 904               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 14707 53 Avenue |
| Area        | Edmonton            |
| Subdivision | Brander Gardens     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 5C9             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Tile Surround                                                              |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 6th, 2025  
Days on Market                90  
Zoning                              Zone 14  
Condo Fee                        \$336

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