

## \$459,000 - 16840 53 Street, Edmonton

MLS® #E4450719

**\$459,000**

4 Bedroom, 3.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Located in the catchment for Christ the King School AND Soraya School, this home offers a perfect blend of comfort and practicality. 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. 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      | \$459,000 |
| 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                4

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 5th, 2025 at 8:02pm MDT