

## \$998,000 - 17623 53 Avenue, Edmonton

MLS® #E4459933

**\$998,000**

4 Bedroom, 3.50 Bathroom, 2,573 sqft

Single Family on 0.00 Acres

Garipey, Edmonton, AB

West Coast style on a MASSIVE LOT in a quiet cul-de-sac! This BEAUTIFULLY UGDRADED 2-storey offers 4+1 bedrooms, 3.5 baths, and a layout designed for both comfort and entertaining. The main level features a welcoming living room with stone-faced fireplace and WOOD CLAD VAULTED CEILING flowing into a spacious dining area w/views of the deck and yard. The modern renovated kitchen includes a walk-through pantry to the laundry/mudroom, while the cozy family room with gas fireplace adds the perfect gathering space. Upstairs, the EXPANSIVE PRIMARY SUITE boasts a spa-inspired ensuite and PRIVATE BALCONY, complemented by three additional bedrooms, a fully renovated bath, and a bright office. Fully renovated basement offers a large recreation space, gym/bedroom, and full bathroom, extending the home's versatility. Outdoors, the massive yard features a LARGE DECK, GAZEBO, and SPORT COURT for relaxation and play. A double attached garage, A/C, ETHERNET, and prime cul-de-sac location complete this exceptional home.

Built in 1984

### Essential Information

MLS® #

E4459933



|                |                        |
|----------------|------------------------|
| Price          | \$998,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,573                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17623 53 Avenue |
| Area        | Edmonton        |
| Subdivision | Gariepy         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 1M4         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Exercise Room, Gazebo, No Smoking Home |
| Parking   | Double Garage Attached                                                           |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Stone Facing, Tile Surround                                                                                                                                        |
| Stories           | 3                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood                                                                        |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                |
| Construction      | Wood                                                                        |
| Foundation        | Concrete Perimeter                                                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 20              |

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 October 30th, 2025 at 11:47am MDT