

\$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 9:02am MDT