

## \$625,000 - N/A, Edmonton

MLS® #E4430558

**\$625,000**

4 Bedroom, 2.50 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

Brookside, Edmonton, AB

WELCOME TO BROOKSIDE! This BEAUTIFUL 1300 PLUS sq ft home is located on an 800 Sq meter pie shaped lot! Upgrades include new roof (2022), furnace, and hot water tank (2020). The upstairs boasts three spacious bedrooms and two baths, an updated kitchen and beautiful flooring! Central Air Conditioning keeps everything cool during our hot summers. The open concept living looks on to the AMAZING backyard which includes a garden, mature trees and shrubs, with patio access to this INCREDIBLE backyard. The spacious downstairs has plenty of storage, another bedroom, a den, a family room, and another bathroom! A gas fire place on each level compliment this home! This home has it all and is nestled on a quiet street in this sought after neighborhood! Welcome Home!

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430558  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,324     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Brookside |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6H 4G4   |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home            |
| Parking   | Double Garage Detached, Front Drive Access |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Vinyl                                  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Schools, Vegetable Garden |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Asphalt, Vinyl                                  |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 32               |

## Zoning

## Zone 14

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Listing information last updated on May 14th, 2025 at 7:47am MDT