

## \$614,900 - 14715 58 Avenue, Edmonton

MLS® #E4448733

**\$614,900**

4 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Beautiful 4 Bedroom, 4 Level Split Family Home on a cul-de-sac backing onto a Green Belt in Desirable Brander Gardens. This home has over 1850 sq. ft. of Living Space with Hardwood Flooring and plenty of Natural Light. The main floor features a Large Living Room with a Bay Window, a Formal Dining Room with Sliding Doors to a Deck, and a Modern Kitchen with Stainless Appliances & Vinyl Plank flooring. The Upper Level offers a Large Primary Bedroom with a 3 piece ensuite, 2 additional Bedrooms, and a 4 pc bathroom. The Lower Level has a Large Family Room with Fireplace, a Bedroom, a Laundry Room, pantry/storage room & a 2 pc Bathroom. The partially finished Basement offers plenty of Storage space & potential as a Rec/Exercise Room. Relax on the Deck or Patio in the Beautiful Landscaped South Facing Backyard. Upgrades includes a newer Furnace, Hot Water Tank, Air Conditioner (all in 2021). Great Location close to Schools, Shopping, Public Transportation, River Valley Trails and access to the Whitemud Fwy.

Built in 1972

### Essential Information

MLS® # E4448733

Price \$614,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	14715 58 Avenue
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4T3

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	8
Zoning	Zone 14

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