

## \$499,000 - 1704 53 Street, Edmonton

MLS® #E4452526

**\$499,000**

5 Bedroom, 2.50 Bathroom, 1,285 sqft

Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Fully renovated & move-in ready! This 1,284 sq. ft. east-facing bungalow in Meyokumin sits on a quiet pie-shaped lot with back alley access. Main floor features 3 bedrooms, 2 baths (incl. 2-pc ensuite), a bright living room with electric fireplace, and a stunning new kitchen with modern appliances. The fully finished basement offers 2 bedrooms, 3-pc bath, a spacious rec room, and plenty of storage. Enjoy summer BBQs on the huge deck, landscaped yard with wood shed, and the convenience of a spacious double attached garage. Walking distance to public transit, parks, and schools, plus quick access to Anthony Henday, Mill Woods Town Centre, LRT, Grey Nuns Hospital & all amenities. Perfect for first-time buyers, downsizers, or growing families seeking a move-in ready home in a prime location.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452526  |
| Price          | \$499,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,285     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1704 53 Street |
| Area        | Edmonton       |
| Subdivision | Meyokumin      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 1K4        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                               |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Metal                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

Date Listed            August 12th, 2025  
Days on Market      20  
Zoning                Zone 29

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