

## \$610,000 - 14324 49 Avenue, Edmonton

MLS® #E4457695

**\$610,000**

4 Bedroom, 2.50 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Brookside, Edmonton, AB

This beautifully maintained 4-level split offers 4 bedrooms and 2.5 bathrooms, thoughtfully updated with new flooring throughout, fresh paint, and recently renovated upstairs bathrooms. On the main floor, you'll find a bright living room, dining area, and a functional kitchen with great layout. Upstairs, enjoy 3 spacious bedrooms, including a primary suite with a private 2-piece ensuite, plus a full common bathroom. The lower floor features a cozy family room, an additional bedroom, and another full bathroom—ideal for guests or extended family. The basement level includes laundry, plenty of storage, and utility space. Step outside to a beautiful backyard with mature trees, perfect for relaxation or entertaining. An oversized double garage with back lane access adds convenience and functionality. Located in one of Edmonton's most sought-after neighbourhoods—close to top-rated schools, parks, and trails—this home combines comfort, style, and location. Some images are AI-generated and for illustration only.

Built in 1972

### Essential Information

MLS® # E4457695

Price \$610,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14324 49 Avenue |
| Area        | Edmonton        |
| Subdivision | Brookside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0H8         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Security Window Bars, See Remarks  |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | ensuite bathroom                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                              |
| Stories           | 3                                                      |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Concrete, Vinyl                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                |

|              |                       |
|--------------|-----------------------|
| Construction | Wood, Concrete, Vinyl |
| Foundation   | Concrete Perimeter    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 14              |

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Listing information last updated on October 6th, 2025 at 11:02am MDT