

Courtesy Of Sally Munro Of Century 21 Masters

# \$1,198,000 - 14004 47 Avenue, Edmonton

MLS® #E4419976

**\$1,198,000**

5 Bedroom, 3.50 Bathroom, 3,891 sqft  
Single Family on 0.00 Acres

Brookside, Edmonton, AB

Introducing a rare & remarkable offering in the prestigious Brookside neighbourhood, a sprawling 16,000 square foot estate lot. Unparalleled redevelopment potential.

Situated on a street renowned for its collection of notable estate homes, this expansive property presents an exceptional opportunity for subdivision, allowing for the creation of multiple bespoke residences in this coveted enclave. At the heart of this impressive lot stands a 4000 square foot original bungalow, ripe with the possibility of renovation to create a luxurious custom home that harmonizes with the grandeur of its surroundings. Mature trees & lush landscaping, this property offers a serene and private retreat in one of the most sought-after neighbourhoods in Riverbend. Whether you envision creating a grand estate, this estate lot in Brookside presents a canvas of endless possibilities for the discerning investor or homeowner. Don't miss this rare chance to shape your vision of luxury living in this prestigious locale.

Built in 1974

## Essential Information

MLS® #	E4419976
Price	\$1,198,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,891
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14004 47 Avenue
Area	Edmonton
Subdivision	Brookside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0B6

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Front Porch, Open Beam, Patio, Skylight, Sunroom, Vaulted Ceiling, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brookside School
Middle	Riverbend jr high
High	Scona Lillian Osborne

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	64
Zoning	Zone 14

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