

## \$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	66

## Zoning

## Zone 14

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Listing information last updated on June 16th, 2025 at 11:32am MDT