

## \$599,000 - 14316 56 Avenue, Edmonton

MLS® #E4456082

**\$599,000**

3 Bedroom, 1.50 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

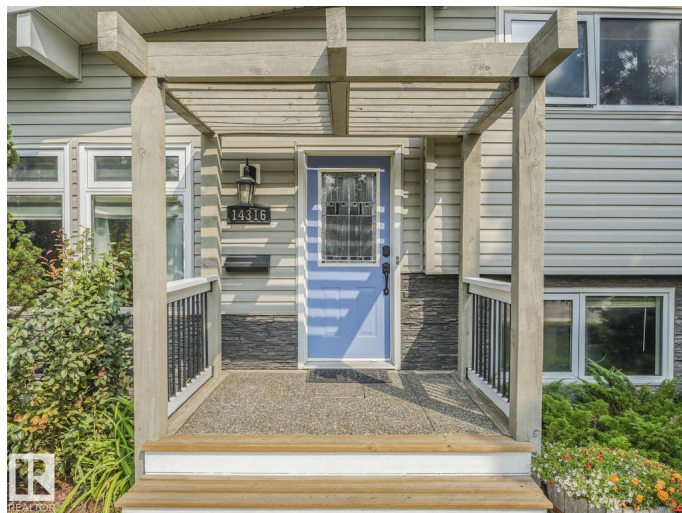
Brookside, Edmonton, AB

Welcome to Brookside. This neat and clean 4-level split offers vaulted ceilings, red oak hardwood floors in the Living and Dining rooms, newer kitchen cabinets with soft close drawers, pull-out pantry, built in cabinet in the dining area with a wine drawer. The upper-level features 3 bedrooms and a full bathroom. The lower level is finished with a recreation room, laundry room, a 2-piece bath, and a mudroom. There is a new lawn in the large backyard. Windows have been replaced over the years, as well as upgraded bathrooms and shingles were replaced in 2023. Parking is easy in the 22 x 24 at the back of the property. With quick access to the Whitemud freeway, it's not far from Fort Edmonton Park, the River Valley and so much more.

Built in 1969

### Essential Information

MLS® #	E4456082
Price	\$599,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,277
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	14316 56 Avenue
Area	Edmonton
Subdivision	Brookside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0Y5

### Amenities

Amenities	See Remarks
Parking Spaces	5
Parking	Double Garage Detached, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	6

## Zoning

## Zone 14

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Listing information last updated on September 8th, 2025 at 4:32am MDT