

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

MLS® #E4456082

**\$599,000**

3 Bedroom, 1.50 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

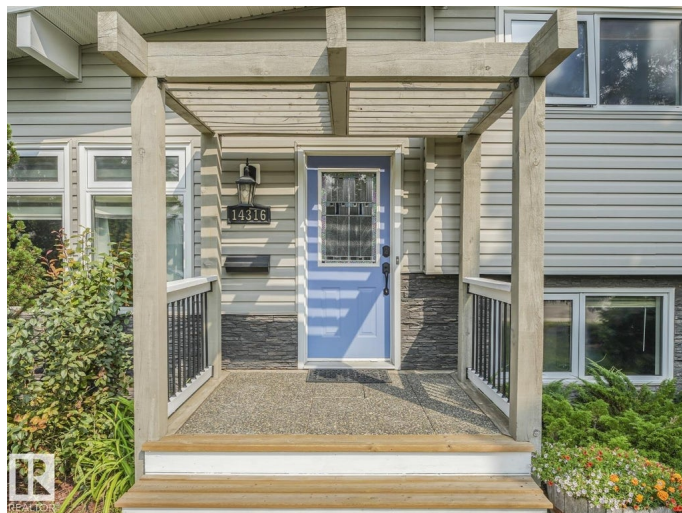
Brookside, Edmonton, AB

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 | 9                   |

## Zoning

## Zone 14

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