

# \$1,400,000 - 13903 47 Avenue, Edmonton

MLS® #E4452794

**\$1,400,000**

5 Bedroom, 4.50 Bathroom, 3,588 sqft  
Single Family on 0.00 Acres

Brookside, Edmonton, AB

One of the first homes built in Brookside, this storybook Tudor on a coveted street is ready for its next chapter. Framed by mature trees, it offers four spacious bedrooms upstairs, including a primary suite with endless potential, plus a picture-perfect landing for a cozy reading nook. A main-floor den with parquet floors and distinguished built-ins adds charm, while three wood-burning fireplaces, including a striking brick centerpiece, bring warmth throughout. Backing onto the ski hill, the treed yard is completely private, and the home even earned local fame thanks to a former four-legged resident with a knack for “borrowing” mittens. A second staircase leads to a fifth above-grade bedroom with its own ensuite. With recent updates including roof, windows, and extensive landscaping, driveway, and deck it’s a rare chance to create something exceptional in one of Edmonton’s most cherished communities.



Built in 1965

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4452794    |
| Price      | \$1,400,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.50        |
| Full Baths | 4           |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 3,588                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13903 47 Avenue |
| Area        | Edmonton        |
| Subdivision | Brookside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0B5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks, Oven Built-In-Two, Hot Tub |
| Heating           | Hot Water, Natural Gas                                                                                    |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed August 13th, 2025

Days on Market 12

Zoning Zone 14

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