

## \$435,000 - 1403 53 Street, Edmonton

MLS® #E4446045

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to 1403 53 St SW in the family-friendly community of Walker Lakes! This stylish duplex offers a huge pie-shaped lot for plenty of space to enjoy being outside for summer! Enjoy granite countertops throughout main floor, a cozy fireplace in the living room and an open concept layout, ideal for entertaining! Half bath completes the main floor before heading up. 3 bedrooms upstairs include spacious primary with walk-in closet and 3 piece ensuite. 2 additional bedrooms share the 5 piece bath with double vanity. The upstairs laundry adds convenience, while the single attached garage and the partially finished basement includes an extra bedroom and a 3-piece bath, great for guests. Close to shopping and all amenities, immediate possession is available!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446045  |
| Price          | \$435,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,458     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1403 53 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1S2        |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Closet Organizers, Deck |
| Parking   | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ellerslie, Corpus Christi |
| Middle     | Ellerslie, Corpus Christi |
| High       | WhiskeyJack, Holy Trinity |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 53        |

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Listing information last updated on July 12th, 2025 at 2:32pm MDT