

**\$420,000 - 16736 53 Street, Edmonton**

MLS® #E4458027

**\$420,000**

4 Bedroom, 2.50 Bathroom, 1,387 sqft  
Single Family on 0.00 Acres

McConachie Area, Edmonton, AB

Welcome to this 1,387 sq. ft. home featuring 3 bedrooms on the upper floor. The basement offers an entertainment room that can be converted to a 4th bedroom, along with a large storage space. Equipped with central air conditioning and central vacuum. Updates include a new refrigerator (2023), Fresh paint with accent walls. Hunter Douglas blinds included, Lorex security cameras included and Nest thermostat to control temperature from anywhere . Single attached garage, concrete patio, and home is conveniently located near schools, shopping, and with easy access to major routes.

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4458027      |
| Price          | \$420,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,387         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16736 53 Street |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0R6         |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, Storage-In-Suite |
| Parking   | Single Garage Attached                                             |

### Interior

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                                                                                                                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stone, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 03              |

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