

## \$749,000 - 14708 58 Avenue, Edmonton

MLS® #E4452918

**\$749,000**

5 Bedroom, 2.50 Bathroom, 2,265 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to this immaculate and elegant 2,200+ sqft 2-storey home in desirable Brander Gardens! Tucked away on a quiet cul-de-sac, this 5-bedroom, 3 bath home offers a spacious and sunny layout designed for both comfort and style. It sits on a massive 1,320 sq. metre lot which is beautifully landscaped—a rare find that alone is sure to impress!! The gorgeous kitchen features granite counters, custom white cabinetry, a large island with gas cooktop, and an adjoining dining area. The sunken family room has wood panelling, a brick fireplace and garden doors leading to a large private deck and backyard oasis with mature landscaping, greenhouse, and plenty of room to play. Convenient main-floor laundry offers garage and side access. Upstairs you'll find 5 generous bedrooms, including a primary suite with 4-pc ensuite. Updates include: two new furnaces, hot water tank, new leaf gutter guards, and a 10-year-old roof. Steps to the River Valley, Great Parks and Schools in the area- this rare find is move-in ready!!

Built in 1972

### Essential Information

MLS® # E4452918

Price \$749,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,265                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14708 58 Avenue |
| Area        | Edmonton        |
| Subdivision | Brander Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 4T2         |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Air Conditioner, Deck, Greenhouse, See Remarks |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                                                           |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 14           |

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Listing information last updated on August 17th, 2025 at 7:47pm MDT