

# \$575,000 - 14324 49 Avenue, Edmonton

MLS® #E4457695

**\$575,000**

4 Bedroom, 2.50 Bathroom, 1,035 sqft  
Single Family on 0.00 Acres

Brookside, Edmonton, AB

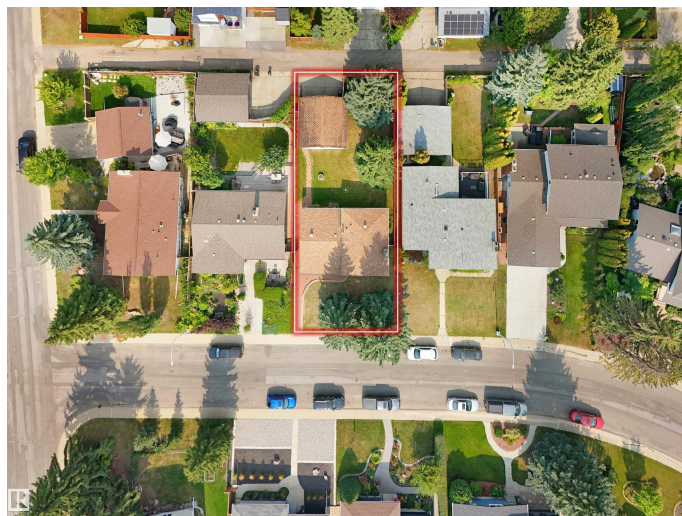
This beautifully maintained 4-level split offers 4 bedrooms and 2.5 bathrooms, thoughtfully updated with new flooring throughout, fresh paint, and recently renovated upstairs bathrooms. On the main floor, you'll find a bright living room, dining area, and a functional kitchen with great layout. Upstairs, enjoy 3 spacious bedrooms, including a primary suite with a private 2-piece ensuite, plus a full common bathroom. The lower floor features a cozy family room, an additional bedroom, and another full bathroom—ideal for guests or extended family. The basement level includes laundry, plenty of storage, and utility space. Step outside to a beautiful backyard with mature trees, perfect for relaxation or entertaining. An oversized double garage with back lane access adds convenience and functionality. Located in one of Edmonton's most sought-after neighbourhoods—close to top-rated schools, parks, and trails—this home combines comfort, style, and location. Some images are AI-generated and for illustration only.

Built in 1972

## Essential Information

MLS® # E4457695

Price \$575,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,035
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	14324 49 Avenue
Area	Edmonton
Subdivision	Brookside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0H8

### **Amenities**

Amenities	Security Window Bars, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Concrete, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Concrete, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 13th, 2025  
Days on Market 57  
Zoning Zone 14

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Listing information last updated on November 8th, 2025 at 10:32pm MST