

## \$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	1
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 6:32am MDT