

\$1,400,000 - 13903 47 Avenue, Edmonton

MLS® #E4452794

\$1,400,000

5 Bedroom, 4.50 Bathroom, 3,588 sqft
Single Family on 0.00 Acres

Brookside, Edmonton, AB

One of the first homes built in Brookside, this storybook Tudor on a coveted street is ready for its next chapter. Framed by mature trees, it offers four spacious bedrooms upstairs, including a primary suite with endless potential, plus a picture-perfect landing for a cozy reading nook. A main-floor den with parquet floors and distinguished built-ins adds charm, while three wood-burning fireplaces, including a striking brick centerpiece, bring warmth throughout. Backing onto the ski hill, the treed yard is completely private, and the home even earned local fame thanks to a former four-legged resident with a knack for “borrowing” mittens. A second staircase leads to a fifth above-grade bedroom with its own ensuite. With recent updates including roof, windows, and extensive landscaping, driveway, and deck it’s a rare chance to create something exceptional in one of Edmonton’s most cherished communities.

Built in 1965

Essential Information

MLS® #	E4452794
Price	\$1,400,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4



Half Baths	1
Square Footage	3,588
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13903 47 Avenue
Area	Edmonton
Subdivision	Brookside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0B5

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks, Oven Built-In-Two, Hot Tub
Heating	Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed August 13th, 2025

Days on Market 11

Zoning Zone 14

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 August 24th, 2025 at 8:17pm MDT