

## \$799,000 - 14708 58 Avenue, Edmonton

MLS® #E4448927

**\$799,000**

5 Bedroom, 2.50 Bathroom, 2,265 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Hidden gem in Riverbend. This 5-bedroom home sits on one of the largest, most beautifully landscaped lots in the area. Tucked away in a quiet cul-de-sac and just minutes from schools, itâ€™s the perfect setup for family living. All bedrooms are upstairs, and the upgraded kitchen is a standout with quartz counters, custom cabinets, and stainless steel appliances. The main floor is full of natural light and opens onto a backyard with everything you could want: a huge deck, mature trees, greenhouse, and space to breathe. Recent upgrades feature two new furnaces, a hot water tank, and gutter guards. Roof is 10 years old. A rare find!!!

Built in 1972

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448927      |
| Price          | \$799,000     |
| 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    | July 21st, 2025 |
| Days on Market | 16              |

## Zoning

## Zone 14

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Listing information last updated on August 6th, 2025 at 3:48pm MDT