

# \$1,495,000 - 5508 141 Street, Edmonton

MLS® #E4431509

**\$1,495,000**

4 Bedroom, 5.50 Bathroom, 4,618 sqft

Single Family on 0.00 Acres

Brookside, Edmonton, AB

Welcome to this one of a kind property perched on a massive corner lot in the heart of Brookside—overlooking Whitemud Ravine with stunning views of University farms and the city skyline—this unique home is full of potential. Whether you're a seasoned renovator or dreaming of building from the ground up, this property offers a rare opportunity. The spacious layout and solid structure provide a perfect canvas for your vision, with endless customization options. Inside, the main floor features two cozy living areas with fireplaces and a layout ready for your touch. A private entrance adds potential for a home office, nanny suite, or in-law space. The basement has direct garage access and room for more living space. Upstairs, the huge primary suite opens to a rooftop deck. Three more bedrooms and a separate suite over the garage offer space for family or guests. With a cedar shake roof, new furnaces and A/C units, a backyard pool, fire pit, and patio—this home blends comfort, flexibility, and location.

Built in 1969

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4431509    |
| Price    | \$1,495,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 4,618                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5508 141 Street |
| Area        | Edmonton        |
| Subdivision | Brookside       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 4A2         |

### Amenities

|               |                                                                                                                                                                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Front Porch, Guest Suite, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Pool-Outdoor, Vinyl Windows, Workshop, Rooftop Deck/Patio |
| Parking       | 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Attached, Heated, Over Sized, Parking Pad Cement/Paved                                                                                                                                           |
| Is Waterfront | Yes                                                                                                                                                                                                                                               |
| Has Pool      | Yes                                                                                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Electric, Washer, Window Coverings, Pool Equipment, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

**Exterior**

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                                             |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, View Downtown |
| Roof              | Cedar Shakes                                                                                                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                             |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Brookside Elementary |
| Middle     | Riverbend            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 134              |
| Zoning         | Zone 14          |

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