

## \$799,900 - 103 Brander Drive, Edmonton

MLS® #E4422320

**\$799,900**

3 Bedroom, 3.50 Bathroom, 2,679 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Set in a fantastic cul-de-sac location, on a huge 10,680 sqft lot, this 5-level split Ace Lange built home is simply stunning! With over 4000 sqft of living space, this gorgeous family home features a total of 3 bedrooms, 3.5 baths, a 4 season sunroom w/ a double sided wood burning fireplace, and tons of natural light from its massive windows! As you step into the expansive entrance, you will be lead to a formal main floor living room. Adjacent is the formal dining room, while the chef's kitchen & b'fast nook face onto the sprawling, manicured back yd. Down 1 level, you will find the large family room w/ surround sound, which leads to the sunroom. A den, 2 pc bath, large laundry room & mudroom round out the main floor. Upstairs is a clean slate. Recently demolished, the upstairs bedrooms & bathrooms are awaiting your personal touches. You'll find a large storage rm, bath, sauna & tons of extra living space in the fully finished basement. The back yard is massive & boasts mature fruit trees. Welcome Home!

Built in 1972

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4422320  |
| Price    | \$799,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,679                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 103 Brander Drive |
| Area        | Edmonton          |
| Subdivision | Brander Gardens   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6H 4X5           |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Sauna; Swirlpool; Steam |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 5   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No |

|              |                    |
|--------------|--------------------|
|              | Back Lane, Schools |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 14             |

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Listing information last updated on April 19th, 2025 at 10:47pm MDT