

## \$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	57
Zoning	Zone 14

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