

## \$1,250,000 - 171 Brander Drive, Edmonton

MLS® #E4465866

**\$1,250,000**

6 Bedroom, 2.50 Bathroom, 3,333 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Rare opportunity to own a coveted Brander Drive home on a private ravine facing lot above Fort Edmonton Park. Set on a massive 90' x 120' treed property, this architect-designed 6 bedroom home offers nearly 4,000 sq. ft. of developed space with a warm mid-century modern feel. Floor-to-ceiling windows, rich wood accents, vaulted ceilings & feature brick fireplace create bright, inviting living spaces. Tasteful updates include a renovated main bath with steam shower & heated flooring, Brazilian cherry hardwood, 3 season sunroom and large rec room for entertaining. Spacious upper level den with gorgeous built in shelving. Large laundry & mud rooms lead to an oversize heated garage. Exterior reno in 2022 (stucco, stain on cedar siding, fencing) compliments the beautiful, mature landscaping. Located near top schools with easy access to Whitemud Drive and stunning river valley trails, this home blends privacy, character, and convenience - an exceptional find in one of Edmonton's most desirable neighbourhoods.

Built in 1974

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4465866    |
| Price  | \$1,250,000 |



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$27                   |
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,333                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 171 Brander Drive |
| Area        | Edmonton          |
| Subdivision | Brander Gardens   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6H 4V2           |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | See Remarks                                |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Heated, Over Sized |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Softener |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Brick Facing, Tile Surround                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                       |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Ravine View, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stone, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 14             |

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Listing information last updated on November 20th, 2025 at 2:33am MST