

\$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	1
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 15th, 2025 at 7:02pm MST