# \$574,900 - 1308 56 Street, Edmonton

MLS® #E4445670

## \$574,900

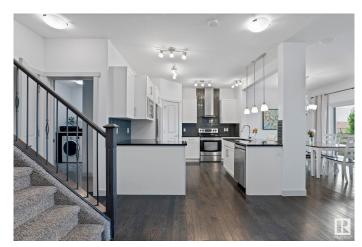
4 Bedroom, 3.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Walker, Edmonton, AB

Feel at home in this picture perfect, fully finished 2-storey with NO REAR **NEIGHBOURS** in Edmonton's Walker subdivision! Lots of space for everyone to take off coats & shoes in the entry way. Open concept main floor! Large kitchen with lots of counter space, corner pantry & quartz countertops! Great dining space with room to expand to host family & friends! Large living room with tons of natural light! Head upstairs to the bonus room where kids can enjoy watching a movie! Great master bedroom with 4pc ensuite & walk in closet! 2 more bedrooms are great for kids or guests or a home office. MAIN FLOOR LAUNDRY! Basement is fully developed with large rec space for Oilers game nights! 4th bedroom & a beautiful 2pc bathroom. Yard is fully finished with 2-tier deck & underground sprinkler system! If the kids need more space slip onto the back field for a game of soccer or cricket! Double attached garage! Central A/C. Close to schools, shopping, transit and easy Athony Henday access!!!







Built in 2013

# **Essential Information**

MLS® # E4445670 Price \$574,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,776

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1308 56 Street

Area Edmonton

Subdivision Walker

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1R4

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,

Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Level Land,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 3

Zoning Zone 53

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 July 6th, 2025 at 3:47pm MDT