

## \$305,000 - 1310 54 Street, Edmonton

MLS® #E4447634

### \$305,000

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Sakaw, Edmonton, AB

The perfect opportunity exists at 1310 54 Street in Sakaw! Build value and equity today, with some TLC and sweat equity in this 1200 sq ft, half duplex with single detached garage. Located in South Mill Woods, the 3 bedrooms and 1.5 baths offer a great family home for new beginnings with affordability in mind. The partially finished basement adds as a recreation area or additional storage. While necessities in a fenced yard and single garage add to the convenience of home ownership. Situated in a great location, you are minutes away from amenities within your community of Sakaw. Bus routes, LRT, Anthony Henday, medical, and shopping are all within reach. With a bit of a vision, 1310 54 Street could be the ideal beginning of homeownership!

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447634  |
| Price          | \$305,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,200     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1310 54 Street |
| Area        | Edmonton       |
| Subdivision | Sakaw          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3P4        |

### **Amenities**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Off Street Parking, Hot Water Natural Gas, Television Connection |
| Parking   | Over Sized, Single Garage Detached                               |

### **Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Partially Finished                                         |

### **Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Metal                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | SAKAW SCHOOL |
|------------|--------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 39              |

## Zoning

## Zone 29

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 August 22nd, 2025 at 3:47pm MDT