\$574,900 - 1308 56 Street, Edmonton

MLS® #E4445670

\$574,900

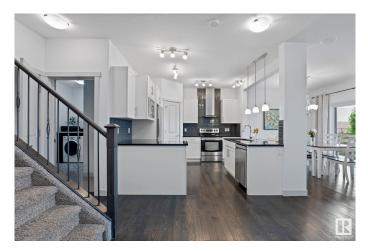
4 Bedroom, 3.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

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 |
| Туре | 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 ListedJuly 3rd, 2025Days on Market25ZoningZone 53

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Listing information last updated on July 28th, 2025 at 12:47am MDT