

\$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	27
Zoning	Zone 53

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