

## \$514,900 - 1723 56 Street, Edmonton

MLS® #E4433590

**\$514,900**

4 Bedroom, 3.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome Home to Wonderful Walker! This incredibly Well maintained and move in ready family home will wow you. 4 bedrooms, 3.5 baths, gleaming floors, granite countertops, main floor laundry, open plan through the main floor with living, dining room, breakfast nook and big kitchen with island. Upstairs you'll find the 3 main beds and a handy bonus office/den area - Primary bedroom has a full en-suite and walk-in closet. Basement is fully finished with hard-wired sound system included in the family room and workout gym area, the 4th bedroom, a 3pc bathroom, and storage/furnace room. Yard is immaculate with a very cozy deck and pagoda, beautifully landscaped and ready to enjoy, fully fenced and Double Garage! Nothing to do but move in and enjoy, in one of the best locations in the neighborhood tucked away from the bustle of traffic and uniquely positioned to access shopping, transit, local schools and arterial roads for a quick commute anywhere in South Edmonton!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433590  |
| Price     | \$514,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,647                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1723 56 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0P6        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 37

Zoning Zone 53

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Listing information last updated on June 7th, 2025 at 11:02am MDT