

# \$449,000 - 1835 56 Street, Edmonton

MLS® #E4429163

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,039 sqft  
Single Family on 0.00 Acres

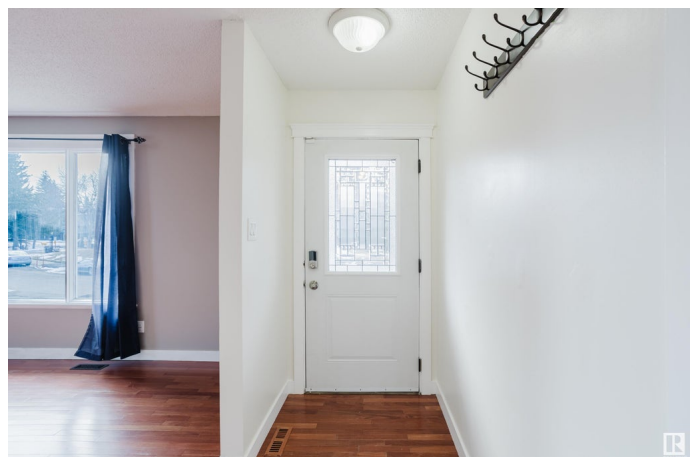
Meyokumin, Edmonton, AB

Welcome Home to Your 4-Bedroom Raised Bungalow on huge lot (~6800 Sq Feet) featuring an IN-LAW SUITE with FULL KITCHEN & SEPARATE LAUNDRY, located steps from MEYOKUMIN SCHOOL and few minute walk to MILLWOOD TOWN CENTRE. The main floor features a bright spacious living room that flows nicely into the dining room & updated kitchen with a window overlooking the HUGE BACKYARD with newer OVERSIZED DOUBLE GARAGE. Primary bedroom, NEWLY RENOVATED 4pc bathroom, 2nd bedroom & main floor laundry room complete this floor. Heading downstairs is a SEPARATE ENTRANCE to the sunny in-law suite with a living room, kitchen, its own laundry & dining room. Down the hall is 2 good size bedrooms and 3pc bathroom. The area is rapidly growing with GARAGE SUITES being developed, making this home not only a fantastic place to live/rent now but also a GOLD MINE for future. Possibilities are endless with this MASSIVE LOT SIZE (6781 Sq Feet or 630m<sup>2</sup>).

Built in 1979

## Essential Information

MLS® #	E4429163
Price	\$449,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	1835 56 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1L6

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 4th, 2025

Days on Market 13

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 April 17th, 2025 at 6:02pm MDT