

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

\$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 Anthony 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 | 18 |
| Zoning | Zone 53 |

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Listing information last updated on July 21st, 2025 at 11:17am MDT