

## \$475,000 - 8404 56 Street, Edmonton

MLS® #E4432508

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Welcome to this charming Kenilworth bungalow offering comfort, space, and sustainability. The main floor offers a spacious and functional layout with three generous bedrooms, 4-piece bathroom, large kitchen with ample counter space and storage, and open living and dining area that's ideal for gatherings. The finished basement adds a massive rec room with secondary furnace, additional bedroom, den, 3-piece bathroom, and dedicated laundry room with laundry chute from upstairs bathroom. Outside, enjoy a backyard oasis with gazebo and insulated double garage. The southeast-facing corner lot is a homesteader's dream, featuring raised garden beds and a bounty of established fruit: strawberries, raspberries, Saskatoon, Haskaps, cherries, plum, apricot, and apples. This pollinator-friendly yard is as productive as it is picturesque. Extras include central A/C, backwater valve, new windows, R60 attic insulation, and topping it all off, solar panels bringing comfort and energy efficiency to your everyday living.

Built in 1966

### Essential Information

MLS® # E4432508

Price \$475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,140                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8404 56 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1H7        |

### **Amenities**

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

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

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

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market      10  
Zoning                Zone 18

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