

\$474,900 - 8707 56 Street, Edmonton

MLS® #E4456180

\$474,900

3 Bedroom, 2.50 Bathroom, 1,143 sqft
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Sitting on a large lot on a quiet street in Kenilworth, this beautiful home has been carefully maintained by the same owner for over 50 years. Enjoy the sunset from the west-facing living room, and the sunrise from the window in the gorgeous oak kitchen. There are three bedrooms up and two down, and three bathrooms (including an ensuite). Pride of ownership shows, especially in the yard and gardens. The in-ground watering system was installed about 20 years ago; kitchen and basement were redone in the 1990's. More recent updates include new shingles and furnace within the past ten years; the HWT, washer, dryer, dishwasher and microwave are all less than three years old. A rubber surface driveway leads to the oversized single garage, and the installed roll shutters add peace of mind. The location is ideal, on a quiet street with quick access to downtown and major transportation routes. This wonderful family home is sure to impress!

Built in 1962

Essential Information

MLS® #	E4456180
Price	\$474,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8707 56 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1H8

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 4th, 2025
Days on Market 3
Zoning Zone 18

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