

## \$519,800 - 1723 56 Street, Edmonton

MLS® #E4433590

**\$519,800**

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	\$519,800
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 33

Zoning Zone 53

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