

\$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 8
Zoning Zone 18

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