

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

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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 13

Zoning Zone 18

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