

## \$550,000 - 8416 56 Street, Edmonton

MLS® #E4428923

**\$550,000**

4 Bedroom, 2.50 Bathroom, 1,262 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Incredibly maintained 3+1 bedroom, 2.5 bathroom bungalow with side entrance (SUITE potential!) in the sought after neighbourhood of Kenilworth. This home has over 1200 sqr ft of charming and functional living space on the main floor, plus fully finished basement adding over 1000 extra square ft. Prepare to be wow'd with the inviting character alongside timely and tasteful upgrades throughout. Beautiful hardwood floors welcome you into the naturally lit living room, flowing into the kitchen and dining space complete with new lighting, pristine wood cabinetry and newer appliances. Also on the main floor is main bathroom and 3 bedrooms including primary with rare ensuite. Passing the side entrance into the fully finished basement complete with brand new bathroom, large rec space, bedroom, and lots of extra storage. Ideal layout for a future suite thanks to laundry location! Don't forget the massive 40x22 double heated garage w/ shop with plenty of extra parking for cars or RV's!

Built in 1962

### Essential Information

MLS® #	E4428923
Price	\$550,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8416 56 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1H7

### Amenities

Amenities	On Street Parking, Air Conditioner
Parking Spaces	6
Parking	Double Garage Detached, Over Sized, Parking Pad Cement/Paved, RV Parking, Shop

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	25
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 7:02am MDT