

## \$695,000 - 9036 56 Street, Edmonton

MLS® #E4431703

**\$695,000**

5 Bedroom, 3.00 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This stunning five-bedroom, three-bathroom home is a modern masterpiece, boasting brand-new features throughout. With two kitchens, two laundry rooms, and a heated double garage complete with an electric car plug-in, it's designed to meet all your needs. Tucked away in a peaceful cul-de-sac, the property also offers convenient access to major roads, including 50th and 75th Streets. Recent upgrades include a new roof and upstairs windows both in 2017, new basement windows in 2024, a 200-amp electrical panel, a high-efficiency furnace installed 2024, and a hot water tank replaced in 2019. Perfect for a growing family, this move-in-ready home showcases impressive square footage, while the second kitchen and laundry room in the basement provides flexible options. Don't miss the chance to call this exceptional property your own! Some photos are virtually staged.

Built in 1961

### Essential Information

MLS® #	E4431703
Price	\$695,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,442
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9036 56 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1J2

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 18th, 2025

Days on Market      9

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 27th, 2025 at 12:17pm MDT