

\$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 7
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 May 1st, 2025 at 1:32am MDT