

## **\$749,900 - 520 56 Street, Edmonton**

MLS® #E4428563

**\$749,900**

7 Bedroom, 4.00 Bathroom, 2,452 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stunning 2451sqft 2-storey WALKOUT onto a POND in the SE community of Charlesworth! Featuring 5+2 bedrooms, 4 bathrooms, OVERSIZED double ATTACHED garage, and a 2 BEDROOM LEGAL BASEMENT SUITE. Built by Bedrock Homes in 2015, this home offers a OPEN CONCEPT floor plan with PREMIUM HARDWOOD floors sunlit by the WEST-FACING backyard. The chef's kitchen is complemented by S/S appliances, a GAS stove, large island, QUARTZ c-tops, and plenty of counter space. Completing the main floor is a bedroom, full bathroom, patio door leading to a DURADEK w/ BBQ hook up. Upstairs, you'll find a generous sized primary w/ 5pc ensuite and large W/I closet. Additionally, there's THREE spacious junior rooms, a sizable bonus room in the center, and laundry room w/ utility sink. The WALKOUT basement offers a MORTGAGE HELPER with a 2 BEDROOM PERMITTED LEGAL suite equipped with its own kitchen and in-suite laundry. You'll also find 9' ceilings, lower duct vents for additional comfort, and a sunny living room WITH A POND VIEW.

Built in 2015

### **Essential Information**

MLS® # E4428563

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,452                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 520 56 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1R9       |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached, Over Sized  |
| Is Waterfront | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Level Land, Schools, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ellerslie Campus School   |
| Middle     | Ellerslie Campus School   |
| High       | Elder Dr. Francis Whiskey |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 53         |

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