

## \$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 | 16              |
| Zoning         | Zone 18         |

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Listing information last updated on April 19th, 2025 at 5:17am MDT