

## \$499,000 - 3616 56 Street, Edmonton

MLS® #E4429988

**\$499,000**

5 Bedroom, 3.00 Bathroom, 1,506 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Welcome to this stunning bungalow nestled on a quiet street in a sought after neighborhood of Hillview, offering both comfort and convenience. This property features 3+2 bedrooms, 3 full bathrooms, and endless possibilities for a growing family or savvy investor. It has a basement with newly built second kitchen, separate laundry and side entrance. House comes with double attached oversized garage and extended driveway. Walking distance to schools, amenities and parks. Don't miss this rare opportunity! Whether you are searching for a spacious family home or looking to offset your mortgage with a basement rental, this property offers incredible value.

Built in 1981

### Essential Information

MLS® #	E4429988
Price	\$499,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,506
Acres	0.00
Year Built	1981
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3616 56 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2J5

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 29

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