# \$439,000 - 1835 56 Street, Edmonton

MLS® #E4429163

#### \$439,000

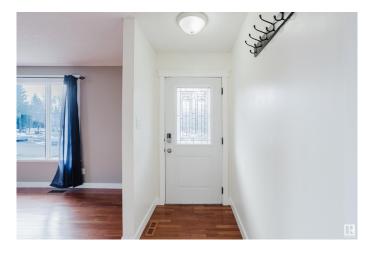
4 Bedroom, 2.00 Bathroom, 1,039 sqft Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Raised Bungalow featuring IN-LAW SUITE with SECOND KITCHEN, SEPARATE LAUNDRY & SEPARATE ENTRANCE. Located steps from MEYOKUMIN SCHOOL and few minute walk to MILLWOOD TOWN CENTRE on a huge lot (~6800 Sq Feet). The main floor features a bright spacious living room that flows nicely into the dining room & updated kitchen with a window overlooking the HUGE BACKYARD with newer OVERSIZED DOUBLE GARAGE. Primary bedroom, NEWLY RENOVATED 4pc bathroom, 2nd bedroom & main floor laundry room complete this floor. Heading downstairs is a SEPARATE ENTRANCE to the sunny in-law suite with a living room, kitchen, its own laundry & dining room. Down the hall is 2 good size bedrooms and 3pc bathroom. The area is rapidly growing with GARAGE SUITES being developed, making this home not only a fantastic place to live/rent now but also a GOLD MINE for future. Possibilities are endless with this MASSIVE LOT SIZE (6781 Sq Feet or 630mÂ<sup>2</sup>).







Built in 1979

#### **Essential Information**

MLS® #	E4429163
Price	\$439,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1979
Туре	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

# **Community Information**

Address	1835 56 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1L6

## Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished
Exterior	
Exterior	Wood, Vinyl

Exterior Features	Airport Nearby, Back Lane, Fenced, Playground Nearby, Public
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

### **Additional Information**

Date ListedApril 4th, 2025Days on Market29ZoningZone 29

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 2nd, 2025 at 10:17pm MDT