

## \$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 630m<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
Type	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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025

Days on Market                26

Zoning                              Zone 29

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