

Courtesy Of Anthony Trang Of MaxWell Progressive

\$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
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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	21
Zoning	Zone 53

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