

## **\$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	14
Zoning	Zone 53

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