

## \$459,000 - 1739 56 Street, Edmonton

MLS® #E4464460

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to your new home in Walker, a beautifully renovated 2-storey house offering comfort, style, and convenience. This 3-bedroom, 2 full bath home has been updated with modern finishes throughout, making it move-in ready for you and your family. Step inside to discover a bright, open-concept main floor featuring fresh paint, upgraded flooring, and a spacious living area perfect for entertaining. Upstairs, you'll find three generous bedrooms, including a primary suite with a beautifully updated ensuite bath. Both full bathrooms feature contemporary finishes for a spa-like feel. Enjoy year-round comfort with central air conditioning, and take advantage of a private backyard that's perfect for summer barbecues or quiet evenings outdoors. Located in a family-friendly neighborhood, this home is close to schools, parks, shopping, and public transit, with easy access to major routes for easy commutes.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464460  |
| Price     | \$459,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1739 56 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1P8        |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas |
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached                                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed           October 31st, 2025  
Days on Market     5  
Zoning                Zone 53

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