

## **\$579,500 - 8507 56 Street, Edmonton**

MLS® #E4461031

### **\$579,500**

3 Bedroom, 3.00 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

RARE CHANCE to OWN a multi-level BRICK in one of Edmonton's most desired neighborhoods. Welcome, to this incredibly unique, well maintained & fully finished FORMER SHOWHOME in Kenilworth! Upon pulling up, you'll notice the front drive access with covered carport & room to park 3 vehicles. The main floor offers a large living area w/ cozy wood-burning fireplace, ample natural light & attractive appointments. There is also a spacious dining area & large upgraded kitchen w/ gas stove! At the back, you'll find a beautiful family room w/ GLEAMING refinished hardwood & direct access to the rear deck. The spacious primary includes a 2-pc ensuite (rare for Kenilworth!), with ample room to add a shower if desired. Upstairs are 2 more large bedrooms & a spacious 4-pc bath. Downstairs contains another family room, bedroom & 3-pc bath. The basement could accommodate a suite if desired. Out back is more parking, a garage & large shed. UPGRADES INCLUDE: GARAGE ROOF, FURNACE & HWT (2015) & MOST WINDOWS! Don't miss out!

Built in 1966

### **Essential Information**

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Price \$579,500



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,829
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	8507 56 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1H8

### **Amenities**

Amenities	Off Street Parking, Deck, Open Beam
Parking	Front Drive Access, Parking Pad Cement/Paved, Single Carport, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Brendan / Waverly
Middle	St. Brendan / Kenilworth
High	AOB / McNally

### **Additional Information**

Date Listed	October 6th, 2025
Zoning	Zone 18

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Listing information last updated on October 6th, 2025 at 8:47pm MDT