

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

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|--------|-----------|
| 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 |
|----------|--------------------|

| | |
|-------------------|---|
| Exterior Features | Backs Onto Lake, Fenced, Landscaped, Level Land, Schools, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|---------------------------|
| Elementary | Ellerslie Campus School |
| Middle | Ellerslie Campus School |
| High | Elder Dr. Francis Whiskey |

Additional Information

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|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 4 |
| Zoning | Zone 53 |

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Listing information last updated on April 6th, 2025 at 3:32pm MDT