

## **\$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**

MLS® # E4461031

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

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| 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 |
| Days on Market | 8                 |
| Zoning         | Zone 18           |

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Listing information last updated on October 14th, 2025 at 3:03pm MDT