

\$525,000 - 625 56 Street, Edmonton

MLS® #E4424656

\$525,000

4 Bedroom, 3.50 Bathroom, 1,647 sqft
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this stunning duplex in the highly sought-after community of Charlesworth! With a total of 1646 sqft, this beautiful property boasts a thoughtful layout, featuring a den and half bath, open-concept kitchen with granite countertops, and spacious living and dining areas on the main floor. The upper level showcases three generous-sized bedrooms, including a master with walk-in closet and 3-piece ensuite. The fully finished basement adds an additional bedroom, full bathroom, and spacious living room. Exterior highlights include a fully landscaped and fenced yard. Prime location, just a short walk to public transit, shopping centre, schools, and parks, makes this property a must-see!

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4424656 |
| Price | \$525,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,647 |
| Acres | 0.00 |
| Year Built | 2012 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 625 56 Street |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1S1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 7th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 53 |

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