

## \$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 | 29              |
| Zoning         | Zone 53         |

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