

## \$474,900 - 8707 56 Street, Edmonton

MLS® #E4456180

**\$474,900**

5 Bedroom, 2.50 Bathroom, 1,143 sqft  
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Sitting on a large lot on a quiet street in Kenilworth, this beautiful home has been carefully maintained by the same owner for over 50 years. Enjoy the sunset from the west-facing living room, and the sunrise from the window in the gorgeous oak kitchen. There are three bedrooms up and two down, and three bathrooms (including an ensuite). Pride of ownership shows, especially in the yard and gardens. The in-ground watering system was installed about 20 years ago; kitchen and basement were redone in the 1990's. More recent updates include new shingles within the past ten years; the HWT, washer, dryer, dishwasher and microwave are all less than three years old. A rubber surface driveway leads to the oversized single garage, and the installed roll shutters add peace of mind. The location is ideal, on a quiet street with quick access to downtown and major transportation routes. This wonderful family home is sure to impress!

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456180  |
| Price     | \$474,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,143                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8707 56 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1H8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 18             |

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Listing information last updated on September 16th, 2025 at 5:03pm MDT