

# \$569,900 - 3508 56 Street, Edmonton

MLS® #E4436319

## \$569,900

4 Bedroom, 3.50 Bathroom, 1,930 sqft  
Single Family on 0.00 Acres

Hillview, Edmonton, AB

Four bedrooms, three and a half bathrooms, and so much more to love about this family home! Located on a quiet crescent, this spacious property sits on a large pie lot backing a park—just steps from 2 elementary schools. The main floor offers a functional kitchen with granite counters & stainless steel appliances, plus a bright dining area and cozy living room. Upstairs you'll find 4 bedrooms, including a primary suite with updated 4-pc ensuite, and a second full bath. The finished basement adds a big rec room, den, full bath & laundry—plenty of space for everyone. Upgrades include 2 new high-efficiency furnaces (2024), A/C, hot water tank & shingles (2014). The insulated garage features 220V power, and the backyard offers a private setting with a low-maintenance deck and mature trees.

Built in 1981

### Essential Information

MLS® #	E4436319
Price	\$569,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,930



Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3508 56 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2J5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
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Days on Market 15

Zoning Zone 29

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