

## \$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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