

\$475,000 - 3528 56 St Nw, Edmonton

MLS® #E4455953

\$475,000

3 Bedroom, 2.00 Bathroom, 1,395 sqft
Single Family on 0.12 Acres

Hillview, Edmonton, Alberta

Welcome to this move-in ready 2-storey home tucked into a vibrant, family-friendly community. Backing directly onto a school field, this property combines modern updates, everyday convenience, and unbeatable location. Inside, the main floor offers a beautifully updated kitchen with quartz countertops, spacious dining area, and a bright living room—perfect for family gatherings and entertaining. A handy 2-piece bath completes the level. Upstairs, you’ll find three generous bedrooms, including a large primary suite, along with a stylishly updated 4-piece bathroom. The unfinished basement provides endless potential for a future rec room, home gym, or play space. Outside, enjoy the large west facing backyard with private gazebo and direct access to the school field—A rare find, the oversized (8.22x6.37) double heated detached garage offers plenty of room for vehicles, storage, and hobbies. Modern updates, turn-key condition, and a location that puts schools, parks, and amenities right at your doorstep! (id:6289)

Built in 1979

Essential Information

Listing #	E4455953
Price	\$475,000
Bedrooms	3
Bathrooms	2.00



Half Baths	1
Square Footage	1,395
Acres	0.12
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3528 56 St Nw
Subdivision	Hillview
City	Edmonton
Province	Alberta
Postal Code	T6L2J5

Amenities

Amenities	Park, Golf Course, Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	No back lane, No Smoking Home
Parking Spaces	3
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Century 21 All Stars Realty Ltd
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