

## **\$374,900 - 8707 54 Street, Edmonton**

---

MLS® #E4435499

### **\$374,900**

3 Bedroom, 2.00 Bathroom, 1,165 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Opportunity awaits in the 1165 sq/ft bungalow located in the heart of Kenilworth. This home has the traditional L shaped living and dining room overlooking the front residential street and then an eat in kitchen located at the rear of the home. There are three bedrooms on the main floor all being era sized appropriate. The primary bedroom does face the front street as well. The lower level is fully developed with a large recreation room currently in use as a bedroom and a large family room. There is a 3 piece bath that can be accessed from the rec room or the utility room. The laundry and mechanical share the same space. There is also under the stairs storage space. The yard is fenced and landscaped and there is a double detached garage with a full driveway.



Built in 1962

### **Essential Information**

MLS® #	E4435499
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.00
Year Built	1962

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8707 54 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1H2

### Amenities

Amenities	Patio
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Waverley, St. Brendan
Middle	Kenilworth, St. Brendan
High	McNally, Austin O'Brien

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market      5  
Zoning                Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 14th, 2025 at 2:47pm MDT