Courtesy Of Ashley E Tichkowsky Of Century 21 All Stars Realty Ltd

$475,000 - 3528 56 Street, Edmonton

MLS® #E4455953

$475,000
3 Bedroom, 1.50 Bathroom, 1,395 sqft
Single Family on 0.00 Acres

Hillview, Edmonton, AB

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 roomâ€”perfect for family gatherings and entertaining. A handy 2-piece bath completes the level. Upstairs, youâ€™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 fieldâ€”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!

Built in 1979

Essential Information

MLS® #	E4455953
Price	$475,000

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,395
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3528 56 Street
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2J5

Amenities

Amenities	Air Conditioner, Gazebo, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	41
Zoning	Zone 29

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