

\$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 8

Zoning Zone 29

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