

## \$675,000 - 1835 56 Street, Edmonton

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MLS® #E4442754

**\$675,000**

3 Bedroom, 3.00 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

"Civil Enforcement Sale" to be purchased SIGHT UNSEEN, "As is/Where is". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation. Approximately 2600 sq ft. 2 story with finished walk out basement, and double attached garage is being sold "Sight Unseen, Where-Is, As-Is". The subject property is purported to be in good condition with 6 bedroom, 3 bathrooms, and some builder upgrades, backing onto a beautiful walking path. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, drive-by's only and please respect the Owner's situation.

Built in 2013

### Essential Information

MLS® #	E4442754
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,594



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1835 56 Street
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1T6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	7
Zoning	Zone 53



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Listing information last updated on June 24th, 2025 at 10:33am MDT