

## \$475,000 - 3528 56 Street, Edmonton

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MLS® #E4455953

**\$475,000**

3 Bedroom, 1.50 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

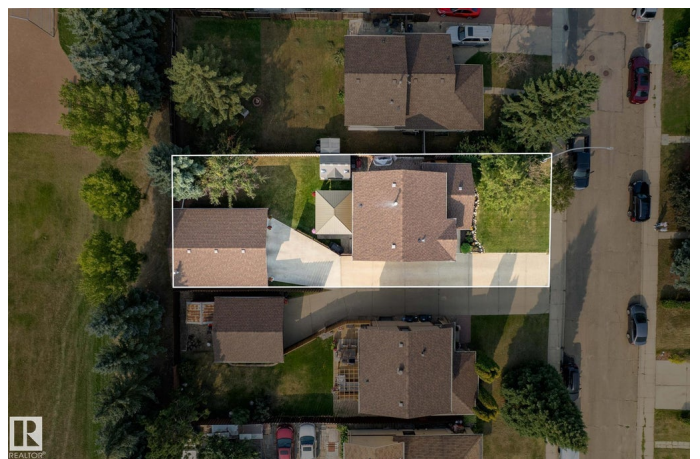
Welcome to this move-in ready 2-storey home tucked into a vibrant, family-friendly community. Backing directly onto a school field, this property combines modern updates, everyday convenience, and unbeatable location. Inside, the main floor offers a beautifully updated kitchen with quartz countertops, spacious dining area, and a bright living 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!

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 | 48                  |
| Zoning         | Zone 29             |

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Listing information last updated on October 22nd, 2025 at 12:47pm MDT