

\$675,000 - 1835 56 Street, Edmonton

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	46
Zoning	Zone 53



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 August 2nd, 2025 at 3:17am MDT