

\$325,000 - 11238 56 Street, Edmonton

MLS® #E4449347

\$325,000

3 Bedroom, 0.50 Bathroom, 1,301 sqft
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Estate Sale • Sold • As-Is, Where-Is.

This charming, well-loved character home is nestled in the heart of the Highlands—just steps from vibrant 112 Avenue and a short stroll to Ada Boulevard and the scenic River Valley. A white picket fence and arched entryway lead to a spacious front deck, perfect for morning coffee. Inside, you'll find original hardwood details thoughtfully preserved throughout. The main floor features a bright and generous living room, oversized dining area, kitchen, a full-sized bedroom, and a gutted 4-piece bathroom—ready for your custom touch. Upstairs offers two spacious bedrooms and a large 2-piece bath, filled with natural light. Notable upgrades include some vinyl windows, updated electrical panel, newer shingles, and a mid-efficiency furnace. Through a shared entrance, the basement offers a sizable rec room, storage, and mechanical space. The backyard is a true hidden gem—home to mature cherry, grape, kiwi, apple, and plum plants—plus a newer, oversized double garage and pad.

Built in 1949

Essential Information

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Price \$325,000



Bedrooms	3
Bathrooms	0.50
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11238 56 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3S2

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas
Parking	Double Garage Detached, Over Sized, Rear Drive Access

Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Commercial, Cross Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Highlands School
Middle Highlands School
High Eastglen

Additional Information

Date Listed July 24th, 2025
Days on Market 2
Zoning Zone 09

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