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

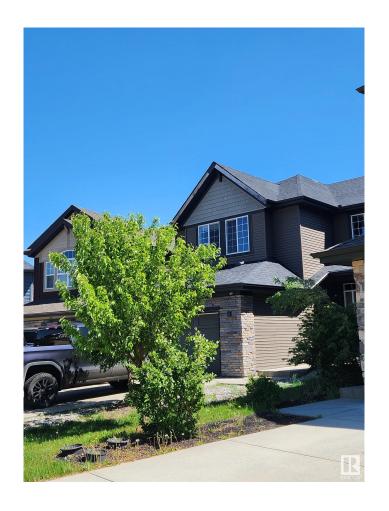
MLS® #E4442754

## \$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

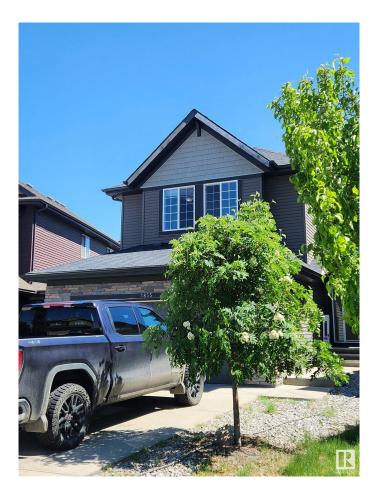
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 17th, 2025

Days on Market 43

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 July 30th, 2025 at 1:47pm MDT