

## \$639,000 - 1744 55 Street, Edmonton

MLS® #E4437112

**\$639,000**

4 Bedroom, 3.50 Bathroom, 1,935 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautiful single-family home situated on a regular lot, featuring a fully finished walk-out basement and offering nearly 2,686 sq. ft. of living space. The main floor boasts a bright, open-concept design with a cozy fireplace, brand-new flooring, and fresh paint. The kitchen is equipped with a gas stove, hood fan, and a large island that adds both functionality and style. Conveniently, the laundry is also located on the main floor. Upstairs, you'll find a spacious bonus room with vaulted ceilings that add a modern touch. The primary bedroom is generously sized, complemented by a spacious ensuite featuring a large tub and a big window that brings in plenty of natural light. Two additional good-sized bedrooms and a full shared bathroom complete the upper level. The fully finished walk-out basement includes a full bathroom, rough-ins for a future kitchen and laundry, a large living area, and a good-sized den with a huge window—perfect for a home office, guest room, or flex space.

Built in 2012

### Essential Information

MLS® # E4437112

Price \$639,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,935                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1744 55 Street |
| Area        | Edmonton       |
| Subdivision | Walker         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1R3        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, Gazebo, Parking-Extra, Walkout Basement |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 53        |

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Listing information last updated on June 16th, 2025 at 9:32am MDT