



Edmonton

1827 56 ST NW

Meyokumin

LP: \$389,000

T6L 1L6

SP:

M

Listing ID # E4460084

Building Type Detached Single Family

Style 4 Level Split

Year Built 1988

Full Baths 3

Half Baths 0

Total Baths 3.0

Tot Flr AG SqFt 1,278.23

Sold Date

Bedrooms Above 3

Bedrooms Total 5

Basement Full

Basement Dev Unfinished

Tot Flr AG SqM 118.75

ACTIVE

Welcome to this 1278 sqft 4-level split in a perfect location, directly across the street from Meyokumin Park & within walking distance to schools & Millwoods Town Centre. This spacious home offers 5 bedrooms, with 3 on the upper level & 2 more on the lower level. The primary suite includes a 3pc ensuite & walk-in closet. A 4pc bath completes the upper level. The lower level provides 2 additional bedrooms, one of which features a cozy wood-burning fireplace, along with a 3pc bath & laundry. The main floor has new laminate flooring with a bright living room, open dining area, & a well-appointed kitchen with a sit-up island, stainless steel appliances, & access to the back deck. The basement is partially finished with potential for future development. Mechanical updates include a furnace (2017) & roof (2011). Outside, the large backyard includes 2 sheds & space for a future garage, with current parking for 2 vehicles plus on-street parking. This home is a wonderful choice as a starter or family home.

Directions

Living Room	3.77x3.63	M	Bedroom 3	3.01x2.98	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.86x2.91	M	Bedroom 4	4.04x3.38	L	1	3	B	No	Main		
Kitchen	4.34x4.42	M	Bedroom	4.75x5.79	L	2	3	U	Yes	Upper		
Family Room						3	4	U	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.05x3.68	U				6				Tot Flr AG	118.75	1,278.23
Bedroom 2	3.24x2.98	U				7				# Finished	3	

Heat Source Natural Gas

Heat Type Forced Air-1

Foundation Concrete

Roof Type Asphalt Shingles

Exterior Vinyl

Flooring Carpet, Laminate Flooring

Features Off Street Parking, Deck

Construction Wood Frame

Basement Full / Unfinished

Separate Ent

2nd Suite No

Garage Suite

Garden Suite

Lot Shape Irregular

Lot Size SqM 641.68

Zoning

Tax Amount \$4,187.44 / 2025

Conform Type

Conform Year

Goods Excl

Permit By Seller

Permit

Permit

Front Exposure West

F x D (m) x

Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace Yes

FP Fuel Wood

FP Type Mantel, Tile Surround

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking No Garage, Rear Drive Access, See Remarks

Road Access	Paved	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		