

## \$714,995 - 2225 56 Street Sw, Edmonton

MLS® #E4343892

**\$714,995**

5 Bedroom, 4.00 Bathroom, 2,491 sqft

Single Family on 0.04 Acres

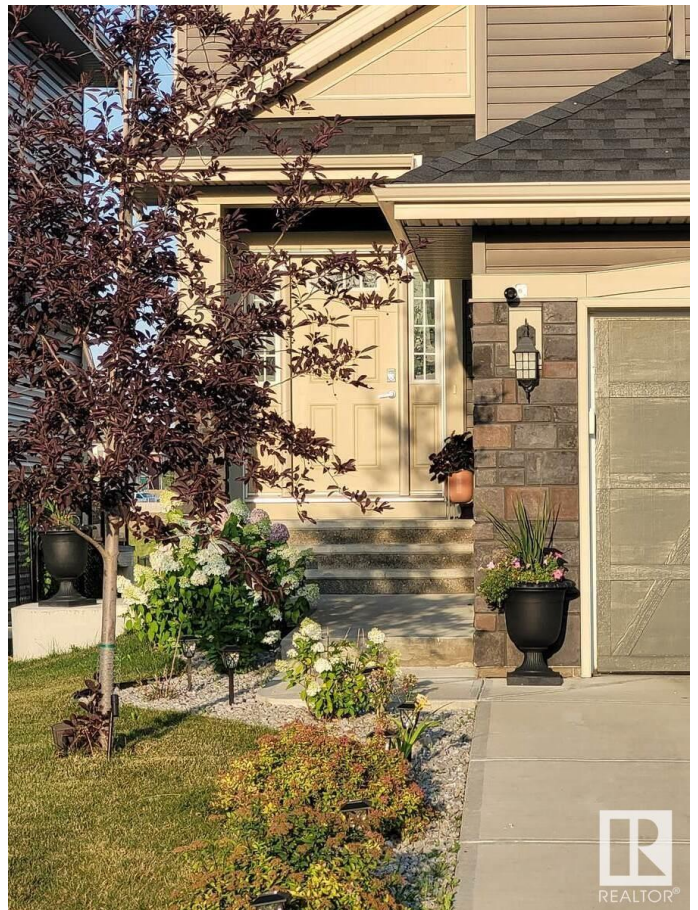
Walker, Edmonton, AB

For additional information on this property, please click on "View Listing on Realtor Website". SW Edmonton 2500 Sf single-family home with double garage. 2017 Morrison's build home has a 2 bedroom legal suit on 1/2 walkout lot with a pond view, 3 min to K-9 school, Main floor 9 foot ceiling, Open concept flex room with hardwood floor, almost a big wall of glass windows in great room, An open concept white maple Kitchen with easy to clean special finish. Quartz counter tops, customized back splash, Built-in microwave, SS appliances. Adjacent to kitchen is a built-in desk&home office, Walkthrough pantry, Mud room with built in bench, Coat closet, Gas fireplace, Fancy lights and big windows with views are just highlights. Big bonus room, Resort style master bed, almost floor to ceiling windows, Unobstructed view, Spa like suite with jetted tub, Glass shower, Double vanities, Walk-in closet, Two other good size bright bedrooms, Maintenance free east facing deck, built-in vacuum system & toe kick.

Built in 2017

### Essential Information

MLS® #	E4343892
Price	\$714,995
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,491
Acres	0.04
Year Built	2017
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

### Community Information

Address	2225 56 Street Sw
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2C1

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Laundry-Same Floor, No Animal Home, No Smoking Home, Parking-Extra, Patio, Programmable Thermostat, Vinyl Windows, Wall Unit-Built-In
Features	Deck, Detectors Smoke, Hot Water Natural Gas, Laundry-Same Floor, No Animal Home, No Smoking Home, Parking-Extra, Patio, Programmable Thermostat, Vinyl Windows, Wall Unit-Built-In
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access
# of Garages	2
Is Waterfront	Yes

### Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum Systems, Washer - Energy Star, Window Coverings, Refrigerators-Two, Stoves-Two, Washers-Two, Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan
Heating	Forced Air-1
Fireplace	Yes

Fireplaces Gas, Heatilator/Fan, Stone F  
# of Stories 3  
Has Basement Yes  
Basement Fully Finished, Full

**Exterior**

Exterior Vinyl  
Exterior Features Backs Onto Lake, Fruit Tree  
Landscape, Playground Near  
Schools, Shopping Nearby  
Construction Wood Frame



**School Information**

Elementary Shauna May Seneca K9

**Additional Information**

Date Listed June 3rd, 2023

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