

Courtesy Of Barry Candelora Of MaxWell Polaris

## **\$287,000 - 1051 56 Street, Edmonton**

MLS® #E4176446

### **\$287,000**

4 Bedroom, 2.00 Bathroom, 1,083 sqft  
Single Family on 0 Acres

Sakaw, Edmonton, AB

1st TIME BUYERS or INVESTOR  
ALERT!...CLEAN F/F 4Bdrms/2Full Baths/Full  
AC/BI VAC/BUNGALOW/DOG RUN/TOYS/RV  
PARKING, w/a 24x21 Double det.  
insulated/drywall/Heater(May not  
work?)garage in the Millwoods community of  
Sakaw in a closed crescent with a treed island  
out front! The main floor does have NEWER  
LAMINATE throughout the front entrance,  
living & all 3 Bedrooms. The kitchen does  
need a little cleaning up but has 4 appliances  
& a separate dining room for 6+Guests facing  
the backyard. The Fully Finished Basement  
has carpet & an oversized Family Room w/a  
Huge Bar for many of nights of entertaining all  
your guests, & another separate Family  
Room/Rec Room, a 4th Bedroom, a full 3pc  
Bathroom with a huge tiled walk-in shower, + a  
separate laundry room & a newer HE  
FURNACE & HWT! The backyard is fully  
fenced w/a firepit area & the huge 24x21  
detached garage is a mechanics dream! Great  
family neighborhood with quick access to the  
Henday, & just a 5min walk to K-6 Schools,  
EST Bus stop & Millwoods Town Centre! :)

Built in 1982

### **Essential Information**

MLS® #	E4176446
Price	\$287,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.13
Year Built	1982
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE

### **Community Information**

Address	1051 56 Street
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1Y4

### **Amenities**

Features	Air Conditioner, Bar, Handyman Special, Hot Water Natural Gas, Patio, Programmable Thermostat, R.V. Storage, Secured Parking, Cable TV Connection, Vinyl Windows, See Remarks
Parking Spaces	7
Parking	Double Garage Detached, Insulated, Over Sized, Rear Drive Access
# of Garages	2
Garages	24x21

### **Interior**

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan
Heating	Forced Air-1
Has Basement	Yes
Basement	Fully Finished, Full
# of Stories	2

### **Exterior**

Exterior	Brick, Vinyl
Exterior Features	Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	SAKAW!
Middle	TD BAKER/DAN KNOTT
High	HOLY TRINITY/J.P.PAGE

### **Additional Information**

Zoning	RF1
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Listing information last updated on November 11th, 2019 at 7:31pm MST