

## \$640,000 - 1744 55 Street, Edmonton

MLS® #E4437112

**\$640,000**

3 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 \$640,000

Bedrooms 3



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	15
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 June 1st, 2025 at 2:32pm MDT