

## \$695,000 - 9036 56 Street, Edmonton

MLS® #E4431703

**\$695,000**

5 Bedroom, 3.00 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

This stunning five-bedroom, three-bathroom home is a modern masterpiece, boasting brand-new features throughout. With two kitchens, two laundry rooms, and a heated double garage complete with an electric car plug-in, it's designed to meet all your needs. Tucked away in a peaceful cul-de-sac, the property also offers convenient access to major roads, including 50th and 75th Streets. Recent upgrades include a new roof and upstairs windows both in 2017, new basement windows in 2024, a 200-amp electrical panel, a high-efficiency furnace installed 2024, and a hot water tank replaced in 2019. Perfect for a growing family, this move-in-ready home showcases impressive square footage, while the second kitchen and laundry room in the basement provides flexible options. Don't miss the chance to call this exceptional property your own! Some photos are virtually staged.

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431703  |
| Price      | \$695,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,442                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9036 56 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1J2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 18th, 2025  
Days on Market       1  
Zoning                 Zone 18

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