

## \$449,649 - 14812 56 Street, Edmonton

MLS® #E4446074

**\$449,649**

4 Bedroom, 3.00 Bathroom, 1,524 sqft

Single Family on 0.00 Acres

Casselman, Edmonton, AB

Discover this beautifully maintained 1,550 sq ft bungalow tucked away in a quiet cul-de-sac in Casselman. This inviting home offers 3+1 bedrooms and 3 bathrooms, including an ensuite in the primary bedroom, providing plenty of space for family living. The bright living room features a cozy fireplace, perfect for relaxing evenings. Enjoy cooking and entertaining in the functional kitchen and dining area, which opens onto a large deck overlooking the spacious yard with vinyl fences on two sides – ideal for summer gatherings. The home also boasts a double attached garage for added convenience. Newer metal tile roof is worry and maintenance free! Located close to parks, schools, shopping, and major routes, this bungalow combines comfort, space, and a fantastic location.

Built in 1979

### Essential Information

MLS® #	E4446074
Price	\$449,649
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,524
Acres	0.00
Year Built	1979



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14812 56 Street
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4H6

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Metal
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 5th, 2025

Days on Market 65

Zoning Zone 02

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 September 8th, 2025 at 6:02am MDT