

## \$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 64

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 7th, 2025 at 7:47pm MDT