# \$449,900 - 13825 55a Street, Edmonton

MLS® #E4442586

#### \$449.900

4 Bedroom, 3.00 Bathroom, 1,339 sqft Single Family on 0.00 Acres

York, Edmonton, AB

Spacious 4 level split with 2,006 sq ft on 3 finished level, plus unfinished 4th level (storage, future finished space), in the mature neighborhood of York, just 2 blocks walking distance to York Elementary school and playground. Tucked in a quiet cul-de-sac. Dining room and front living area have vaulted ceiling. Bright kitchen and dine in kitchen open to beautiful, large, nicely kept backyard. Top floor has 3 bedrooms. Primary bedroom has a walk-in closet & spacious ensuite including jetted tub. 3rd level boasts gas fireplace, family room 3pc bath (with brand new shower), laundry room, and direct access to the garage from the home. The 4th level is unfinished, and includes a crawl space - tons of storage! Located close to park & playground, shopping, transportation, schools, police and hospital. Shingles brand new in 2022. HWT brand new in 2024. Furnace brand new in 2024. The lot size is approximately 550 mÂ<sup>2</sup> (5,920 sq ft). Taxes \$3,881.29 in 2024. 2,006 sq ft of developed living space + 4th level.

Built in 1996

#### **Essential Information**

MLS® # E4442586 Price \$449,900

Bedrooms 4



#### 13825 55A ST NW

- · 4 BEDROOMS/3 BATHS
- · 4-LEVEL SPLIT
- · 4TH LEVEL UNFINISHED
- · SPACIOUS BEDROOMS
- · COZY YET SPACIOUS LAYOUT
- · RED OAK CABINETRY
- · ALMOST EVERYTHING ORIGINAL, INCLUDING APPLIANCES
- FULL OF NATURAL LIGHT
- · HIGH ENTRY WAY AND LIVING SPACE CEILINGS
- · LARGE BACKYARD WITH DECK
- DOUBLE ATTACHED GARAGE
- POSESSION IS FLEXIBLE
- LOCATED CLOSE TO YORK SCHOOL (K-9) AND ST.DOMINIC SCHOOL, EXCELLENT FOR FAMILIES WITH CHILDREN
- COMMUNITY-ACTIVE COMMUNITY WITH ACCESS TO LOCAL RECREATION
- SERVED BY CITY BUSES ALONG 55A ST AND MAJOR NEARBY ROADS. GOOD VEHICLE ACCESS AND EASY TRANSIT OPTIONS TO CENTRAL EDMONTON
- THE LOT SIZE APPEARS TO BE 550M2/5920 SQ FT
- TAXES WERE \$3,881.29 IN 2024
- ROUGHLY 2,006 SQ FT OF DEVELOPED LIVING SPACE.

Bathrooms 3.00

Full Baths 3

Square Footage 1,339

Acres 0.00 Year Built 1996

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 13825 55a Street

Area Edmonton

Subdivision York

City Edmonton
County ALBERTA

Province AB

Postal Code T5A 4Z5

#### **Amenities**

Amenities Deck, Vaulted Ceiling

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features No Back Lane, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Partially Fenced

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

### **School Information**

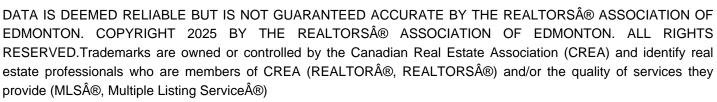
Elementary York, St. Dominic

Middle Steele Heights, JJ Bowlen
High ME Lazerte, Arch O'Leary

#### **Additional Information**

Date Listed June 16th, 2025

Zoning Zone 02



Listing information last updated on June 16th, 2025 at 9:02pm MDT

