

## \$439,900 - 3959 55 Street, Edmonton

MLS® #E4456265

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,844 sqft  
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

**TERRIFIC LOCATION!** This spacious 2 storey in prestigious Greenview has 3 bedrooms and 4 bathrooms! Close to Millwoods Golf Course and steps away from Mill Creek Ravine, the location is unbeatable. The bright main floor has a large living room with a west facing bay window and flows through to the formal dining area. The kitchen has plenty of quality oak cabinetry, stainless steel appliances and a picture window overlooking the private backyard and is completed with a family room, feature stone fireplace, laundry room and 2 pce bathroom. Upstairs has 3 generous bedrooms, the primary has it's own ensuite, den/loft area and a modern family bathroom. The partly developed basement offers lots more living space with a huge recreation room, bathroom and plenty of extra storage space (2 FURNACES). The mature exterior has a 24x24 double, insulated, detached garage, lots of trees and a big, fenced yard. A wonderful family home!

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456265  |
| Price     | \$439,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,844                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3959 55 Street       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1C1              |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Off Street Parking, Deck, Detectors Smoke |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached                    |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Partially Finished                                                                                          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025

Days on Market                9

Zoning                              Zone 29

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Listing information last updated on September 14th, 2025 at 8:02am MDT