

## \$499,000 - 1704 55 Street, Edmonton

MLS® #E4443765

**\$499,000**

5 Bedroom, 2.50 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

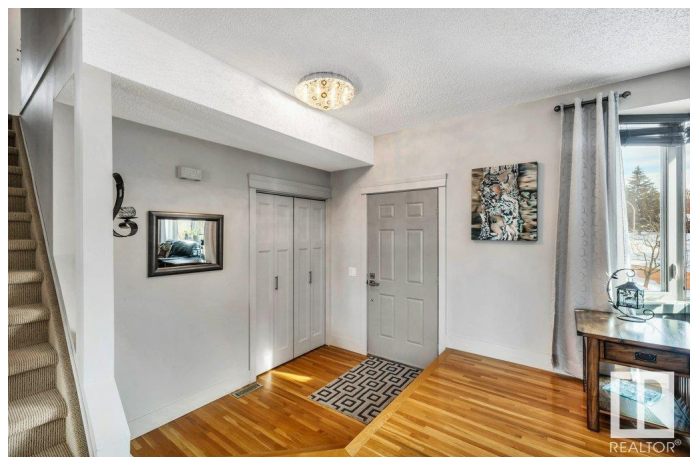
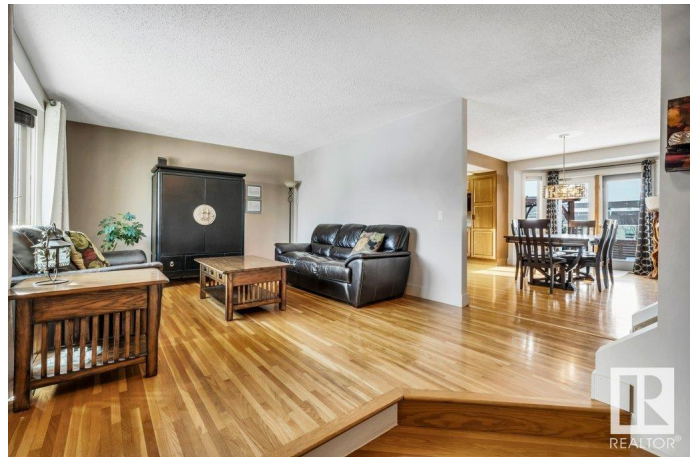
Meyokumin, Edmonton, AB

Welcome to this spacious 1,760 sqft 2-storey home, perfectly situated on a large pie-shaped lot backing onto school green space! With 5 bedrooms and 3 bathrooms, this home offers plenty of space for the whole family. The main floor features hardwood flooring in the bright living room and kitchen, a dining area with access to the large west-facing deck, and a cozy family room with new vinyl plank flooring. A main floor bedroom and 2 pc bathroom offer added convenience. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite with walk-in closet and 3 pc ensuite. The finished basement includes a 5th bedroom, rec room, and a large utility/laundry/storage space. The huge backyard is perfect for entertaining, complete with a large deck and gazebo. Ideally located close to schools, transit, parks, shopping, and quick access to Anthony Henday. This is the perfect family home in a fantastic location!

Built in 1984

### Essential Information

MLS® #	E4443765
Price	\$499,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,759
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1704 55 Street
Area	Edmonton
Subdivision	Meyokumin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2C3

### Amenities

Amenities	Air Conditioner, Deck, Gazebo
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 22nd, 2025  
Days on Market       4  
Zoning                 Zone 29

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 June 25th, 2025 at 11:17pm MDT