

## **\$454,800 - 13908 57 Street, Edmonton**

MLS® #E4459194

### **\$454,800**

5 Bedroom, 2.00 Bathroom, 962 sqft

Single Family on 0.00 Acres

York, Edmonton, AB

Ideal home for extended families, those wanting help with mortgage payments or investors! 5 Bedroom, 2 Bath, LEGAL SECONDARY SUITE PROPERTY now available. This renovated house includes: white kitchen cabinets, granite & quartz countertops, stainless steel appliances (new fridge & stove in the lower level suite), newer windows, new carpet, freshly painted. Main floor is CARPET-FREE. Access the spacious Deck from Patio Doors in the Dining Room on this level. South / West / East exposure makes for a bright & sunny property year long. Large Lot - 50'W x 120'D plus use of an extra lot next door (City Utility land, 20'W x 120'D). Bonus: NEW ROOF (2025). OVERSIZED, DOUBLE GARAGE (23'2" x 23'5") rounds out this single family, detached house. Walkable neighbourhood with School, Daycare, Park, Playground & Spray Park, Community League, Shopping & Transit nearby. Easy access to the Yellowhead & Henday & quick commute to Downtown (20 mins). Restaurants, Groceries, Costco & Shops only a 5 mins drive away.

Built in 1964

### **Essential Information**

MLS® # E4459194

Price \$454,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 962                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13908 57 Street |
| Area        | Edmonton        |
| Subdivision | York            |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1M6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Washer, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                           |
| Stories      | 2                                                                   |
| Has Suite    | Yes                                                                 |
| Has Basement | Yes                                                                 |
| Basement     | Full, Finished                                                      |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, 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                September 24th, 2025  
Days on Market        55  
Zoning                     Zone 02

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