

## \$429,900 - 11207 57 Street, Edmonton

MLS® #E4437513

**\$429,900**

3 Bedroom, 2.00 Bathroom, 792 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

**CHARMING FAMILY HOME IN DESIRABLE HIGHLANDS!** This solid, well cared for and fully finished bungalow is situated walking distance from the River Valley. Enjoy the mature tree-lined street from the west facing covered porch. The efficient floor plan on main provides 2 ample bedrooms with 4pc bath, bright living room and the practical eat-in kitchen which overlooks the covered wooden deck. The finished basement has a large family room, additional bedroom, a den, laundry area and 3pc bath. Generous backyard is fenced, landscaped, and comes with firepit and single garage. Upgrades include: HE furnace, hot water tank, 100 amp service, stove, dishwasher, washer, basement windows, laminate and vinyl flooring. Quick access to Downtown, Concordia University and major routes like Wayne Gretzky Drive. **QUICK POSSESSION AND MOVE IN READY!**

Built in 1949

### Essential Information

MLS® #	E4437513
Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	792
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11207 57 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3V1

### Amenities

Amenities	Deck, Fire Pit, Front Porch, Parking-Extra
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
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Days on Market 3

Zoning Zone 09

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