\$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 mÂ² (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
- SHINGLES BRAND NEW IN 2022. HOT WATER TANK BRAND NEW IN 2024. FURNACE BRAND NEW IN 2024.
- FULL OF NATURAL LIGHT
- · HIGH ENTRY WAY AND LIVING SPACE CEILINGS
- · LARGE BACKYARD WITH DECK
- · DOUBLE ATTACHED GARAGE
- POSSESSION 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
- \cdot LOT SIZE 550 SQ M / 5929 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

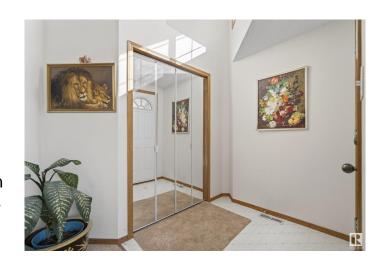
Middle Steele Heights, JJ Bowlen
High ME Lazerte, Arch O'Leary

Additional Information

Date Listed June 16th, 2025

Days on Market 1

Zoning Zone 02



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 16th, 2025 at 11:47pm MDT