

# \$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 developedÂ livingÂ space + 4th level.



13825 55A ST NW

- 4 BEDROOMS/3 BATHS
- 4-LEVEL SPLIT
- 4<sup>TH</sup> 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
- LOT SIZE 550 SQ M / 5929 SQ FT
- TAXES WERE \$3,881.29 IN 2024
- ROUGHLY 2,006 SQ FT OF DEVELOPED LIVING SPACE.

Built in 1996

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442586  |
| Price    | \$449,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| 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         |



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Listing information last updated on June 17th, 2025 at 3:47am MDT