

## \$305,000 - 1310 54 Street, Edmonton

MLS® #E4447634

### \$305,000

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

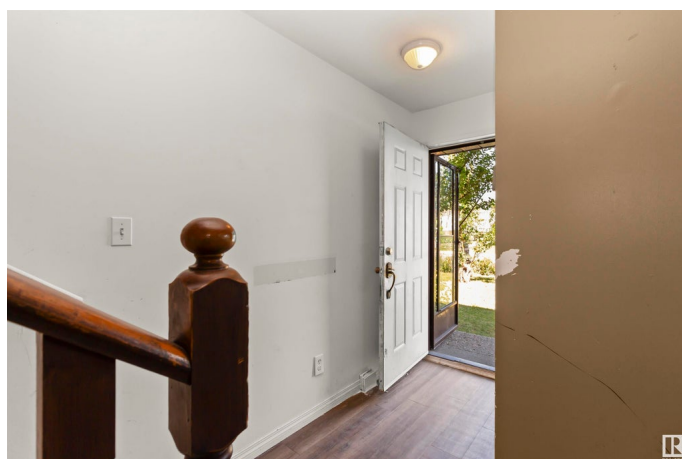
Sakaw, Edmonton, AB

The perfect opportunity exists at 1310 54 Street in Sakaw! Build value and equity today, with some TLC and sweat equity in this 1200 sq ft, half duplex with single detached garage. Located in South Mill Woods, the 3 bedrooms and 1.5 baths offer a great family home for new beginnings with affordability in mind. The partially finished basement adds as a recreation area or additional storage. While necessities in a fenced yard and single garage add to the convenience of home ownership. Situated in a great location, you are minutes away from amenities within your community of Sakaw. Bus routes, LRT, Anthony Henday, medical, and shopping are all within reach. With a bit of a vision, 1310 54 Street could be the ideal beginning of homeownership!

Built in 1980

### Essential Information

MLS® #	E4447634
Price	\$305,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.00



Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1310 54 Street
Area	Edmonton
Subdivision	Sakaw
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3P4

### **Amenities**

Amenities	Off Street Parking, Hot Water Natural Gas, Television Connection
Parking	Over Sized, Single Garage Detached

### **Interior**

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

### **Exterior**

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

### **School Information**

Elementary	SAKAW SCHOOL
------------	--------------

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	53

## 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 September 5th, 2025 at 9:02am MDT