



## 1008 56 Street Edmonton AB

\$365,000

Welcome to this charming three-bedroom home in the peaceful Sakaw neighbourhood! This well-maintained house features recent updates including new shingles, high-efficiency furnace, and new windows on both main and upper levels. The interior features fresh paint and new carpet upstairs, and is move-in-ready! A wood-burning fireplace down in the huge family room adds character and warmth to the living space - an increasingly rare feature in today's homes. The lower level awaits your personal touch, already framed & wired for future development. This summer step outside to enjoy the large deck and meticulously maintained lawn. The property backs onto a walkway, ensuring no rear neighbours & enhanced privacy, Located just off Anthony Henday Drive, Edmonton's ring road, easy access to the city while nestled on a quiet, no-through-traffic street. The combination of recent upgrades, location, and potential makes this property an excellent investment opportunity or a place to call home!! Photos Virtually Staged

Listing Presented By:



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