

## \$524,900 - 8428 54 Street, Edmonton

MLS® #E4459928

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

**EXCELLENT CONDITION FAMILY HOME IN SOUTHEAST EDMONTON -- KENILWORTH!!**

Many great features plus numerous upgrades over the years: \* Updated Kitchen, Dinette, & Two Full Baths \* Quality Laundry & Kitchen Appliances with Gas Stove Hookup \* Larger-Sized Bedrooms with Extra Closet / Storage Space \* Hardwood Floors, High-end Lino, & Berber Carpet \* Triple-Paned Windows on Main Level (2013) \* Updated 25 Yr. Shingles (2018) plus Upgraded Wall & Attic Insulation \* Mostly-Finished Basement (Renovated 2000) \* Large Basement Family / Recreation Room & Den Large Basement Utility / Laundry Area with Workshop \* Covered Deck, Fully-Screened with Back Door & Backyard Access \* Nicely-Landscaped Front & Back Yards \* Rear Alley Access Double Detached Garage with Extra Parking & \* 90-Days Negotiable Possession. Great location within close proximity to variety of schools, parks, playgrounds; recreation; retail; prof. services; King's Univ.; restaurants; Capilano Mall; 50 St; Baseline Rd; 90 Ave; 75 St.; & Sh. Pk. Freeway.

Built in 1963

### Essential Information

MLS® # E4459928

Price \$524,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$15                   |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,265                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8428 54 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1H1        |

### Amenities

|                |                                                                                                                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Storage-In-Suite, Television Connection, Vinyl Windows, Workshop, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 6                                                                                                                                                                                                                                                         |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access                                                                                                                                                                                       |

### Interior

|              |                                                                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Garage Control, Oven-Built-In, Oven-Microwave, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                         |
| Fireplace    | Yes                                                                                                                                               |
| Fireplaces   | Brick Facing, Corner, Heatilator/Fan                                                                                                              |
| Stories      | 2                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                               |

Basement                      Full, Partially Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof                          Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Waverley

Middle                      Kenilworth

High                         Braemar

**Additional Information**

Date Listed                September 29th, 2025

Days on Market        2

Zoning                      Zone 18

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Listing information last updated on September 30th, 2025 at 10:17pm MDT