

## \$449,800 - 3963 55 Street, Edmonton

MLS® #E4425992

### \$449,800

3 Bedroom, 2.50 Bathroom, 1,836 sqft  
Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

Charming Two-Storey Home in Greenview, Mill Woods! This well-maintained home offers 1835 SQFT of above-grade living space on a generous 525 m<sup>2</sup> lot. A true gem in original condition, this property presents a fantastic opportunity for buyers looking to personalize their dream home. Inside, you will find a spacious and functional layout, with ample room for family living. The main floor features a bright living room, a formal dining area, and a cozy family room with views of the expansive backyard—perfect for outdoor gatherings or for future landscaping projects. Upstairs, three generous bedrooms provide comfortable retreats, with plenty of potential to modernize to your taste. The unfinished basement offers endless possibilities—whether you envision additional living space, a home gym, or a recreation area. Located in a desirable, family-friendly neighborhood close to parks, schools, and amenities, this is a rare opportunity to own a well-cared-for home with great bones and incredible potential.

Built in 1978

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425992  |
| Price    | \$449,800 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,836                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3963 55 Street       |
| Area        | Edmonton             |
| Subdivision | Greenview (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6L 1C1              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed March 16th, 2025

Days on Market 23

Zoning Zone 29

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