

## \$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 21

Zoning Zone 29

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Listing information last updated on April 6th, 2025 at 7:47am MDT