

Courtesy Of John Rota Of Exp Realty

## \$600,000 - 8707 54 Street, Edmonton

MLS® #E4461730

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,166 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This stunning 1166 sq ft bungalow blends modern upgrades with comfort and style. The home features light vinyl plank flooring, upgraded windows that fill the space with natural light, and an upgraded fireplace finished in dark tile to the ceiling and framed by white brick. The open dining area flows into the white kitchen with stainless steel appliances, pot filler, and a 36" gas stove. The primary bedroom offers a beautifully upgraded 4-piece ensuite with double sinks and a tiled shower, while the second bedroom is bright with an upgraded 4-piece bath featuring marble tile nearby. The finished basement includes a cozy rec room with a second upgraded fireplace, wet bar, two bedrooms, another upgraded 4-piece bath with jetted tub, and a large laundry and storage area. Additional upgrades include a new hot water tank, concrete, and garage door. Outside, enjoy a fenced yard and a prime location near Fulton Ravine Park, Capilano Golf Course, and Hardisty Pool, making this mov-in ready home a true standout!

Built in 1962

### Essential Information

MLS® # E4461730

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,166                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8707 54 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1H2        |

### **Amenities**

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Wtr Tank-Energy Star, Patio, Wet Bar |
| Parking   | Double Garage Detached                                                               |

### **Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Dryer-Two |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Fireplace         | Yes                                                                                                   |
| Fireplaces        | Masonry                                                                                               |
| Stories           | 2                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Finished                                                                                        |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming |

Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Waverley School       |
| Middle     | Kenilworth School     |
| High       | Austin O'Brien School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 20                 |
| Zoning         | Zone 18            |

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Listing information last updated on October 30th, 2025 at 7:02pm MDT