

## \$449,900 - 3959 55 Street, Edmonton

MLS® #E4444654

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Greenview (Edmonton), Edmonton, AB

**TERRIFIC LOCATION!** This spacious 2 storey in prestigious Greenview has 3 bedrooms and 4 bathrooms! Close to Millwoods Golf Course and steps away from Mill Creek Ravine, the location is unbeatable. The bright main floor has a large living room with a west facing bay window and flows through to the formal dining area. The kitchen has plenty of quality oak cabinetry, stainless steel appliances and a picture window overlooking the private backyard and is completed with a family room, feature stone fireplace, laundry room and 2 pce bathroom. Upstairs has 3 generous bedrooms, the primary has it's own ensuite, den/loft area and a modern family bathroom. The partly developed basement offers lots more living space with a huge recreation room, bathroom and plenty of extra storage space (2 FURNACES). The mature exterior has a 24x24 double, insulated, detached garage, lots of trees and a big, fenced yard. A wonderful family home!

Built in 1978

### Essential Information

MLS® #	E4444654
Price	\$449,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3959 55 Street
Area	Edmonton
Subdivision	Greenview (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1C1

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                4  
Zoning                              Zone 29

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