

## \$585,000 - 11335 54 Street, Edmonton

MLS® #E4444602

**\$585,000**

3 Bedroom, 1.50 Bathroom, 1,668 sqft  
Single Family on 0.00 Acres

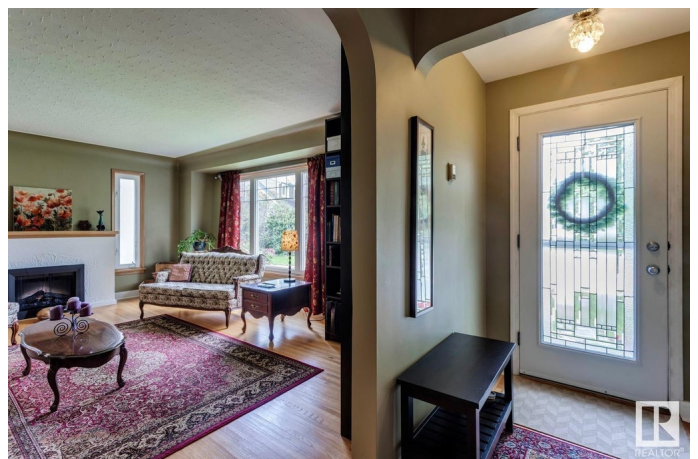
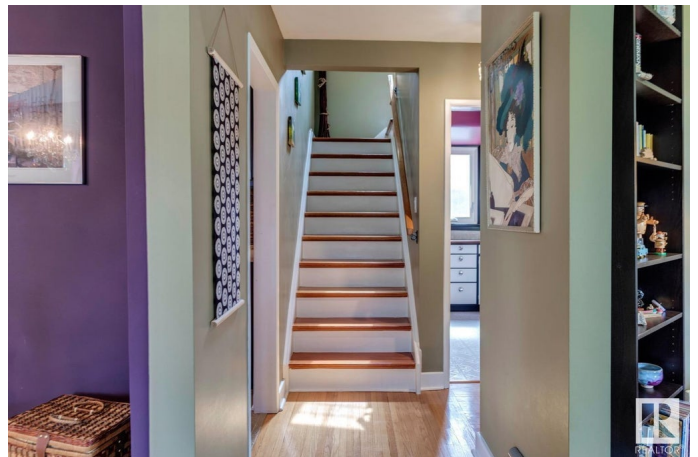
Highlands (Edmonton), Edmonton, AB

Tucked away in a quiet cul-de-sac in historic Highlands, this delightful 1.5 storey home offers timeless character. Set on a generous pie-shaped lot filled w/ mature perennials & fruit trees, this home backs onto the Mount Royal School playground. Inside, you'll find charming architectural details incl. coved ceilings, arched doorways & original hardwood flooring. The main floor feat. a bright eat-in kitchen, a formal dining room, a spacious bdrm & an abundance of bright windows that fill the space w/ natural light. Upstairs are 2 sizeable bdrms boasting cape cod style ceilings. The primary bdrm incl. a full dressing room w/ ample storage & limitless potential. Both bathrooms are art deco inspired & full of vintage charm. The bsmt offers a large rec room & an expansive laundry area. With a double detached, heated, garage & a location just blocks from the River Valley, Highlands Golf Club, Concordia University & all amenities this beautiful community has to offer, this well-loved home is move in ready.

Built in 1951

### Essential Information

MLS® #	E4444602
Price	\$585,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11335 54 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3M6

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Heated, Insulated

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping

	Nearby
Roof	Asphalt Shingles, See Remarks
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Highlands School
Middle	Highlands School
High	Eastglen School

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	4
Zoning	Zone 09

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Listing information last updated on June 30th, 2025 at 1:47am MDT