

\$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, youâ€™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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