

## \$224,900 - 14446 56 Street, Edmonton

MLS® #E4453180

**\$224,900**

2 Bedroom, 1.50 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Welcome to this beautifully maintained corner townhouse in the community of Casselman. As you walk in, you will notice the bright east facing kitchen with a unique little sun deck where you can enjoy a coffee in the morning. Out back you will discover an immaculate back yard where you can enjoy the sunset with family and friends. Head upstairs to find a spacious primary bedroom, a second bedroom and a 4 piece bathroom. There is plenty of space for your creative touch in the unfinished basement. This property is a definite must see!

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453180          |
| Price          | \$224,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,095             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14446 56 Street |
| Area        | Edmonton        |
| Subdivision | Casselman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3R1         |

## Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home, See Remarks |
| Parking   | Stall                              |

## Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                       |
| Stories      | 2                                                                                                                               |
| Has Basement | Yes                                                                                                                             |
| Basement     | See Remarks, Unfinished                                                                                                         |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 02           |
| Condo Fee      | \$335             |

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