

Excellent Condition Family Home with Many Great Features and Upgrades!!

8428-54th Street NW
Edmonton, Alberta
\$524,900



Southeast Edmonton - Community of Kenilworth



*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

* Southeast Edmonton – Kenilworth location within close proximity to variety of Schools, Parks, & Playgrounds; Recreation; King's University; Restaurants; Capilano Mall; Retail; 50th Street; 90th Avenue; 75th Street; & Sherwood Park!

List of Property Features plus Many of the Upgrades Over the Years:

- Updated Kitchen, Dinette, & Two Full Baths
- Quality Laundry and Kitchen Appliances with Gas Stove Hookup
- Larger-sized Bedrooms with Extra Closet / Storage Space
- Hardwood Floors, Higher-End Lino, and Berber Carpet
- Triple-Paned Windows on Main Level (circa 2015)
- Updated Shingles (2010); plus Upgraded Wall & Attic Insulation
- Mostly-Finished Basement (Renovated circa 2000)
- Large Basement Family / Recreation Room & Den
- Large Basement Utility / Laundry Area / Workshop
- Covered Deck, Fully Screened with Back Door Access
- Nicely Landscaped Front and Back Yards
- Rear Alley Access Double Garage with Extra Parking
- 90 Days – Negotiable Possession



Kelly Grant, M.Eng., ABR, NCSO, P.Eng.
Residential / Commercial REALTOR®

4107-99th Street NW
Edmonton, Alberta
Canada T6E 3N4

Phone: 780-414-6100
Text: 780-717-9290
Email: SOLD@KellyGrant.ca
Web: KellyGrant.ca



Where Real Estate Happens™




REALTOR.ca



8428-54 Street NW, Edmonton, AB

* LIST PRICE: \$524,900

Area:	Southeast Edmonton	Bedrooms & Dens:	3 Bedrooms (M) + Den (B)
Neighbourhood:	Kenilworth	Bathrooms:	2 = 4 pc. (M) + 3 pc. (B)
Zone:	18	Living Room:	5.9 m x 3.6 m (M)
Style:	Bungalow	Kitchen / Dinette:	4.6 m x 3.1 m (M)
House RMS Area:	117.5 sq. m. = 1265 sq. ft. (M)	Dining Room:	2.7 m x 2.4 m (M)
Basement Interior:	94.9 sq. m. = 1120 sq. ft. (B)	Primary Bedroom:	4.1 m x 3.9 m (M)
Year Built:	1963	Bedroom #2:	3.5 m x 2.8 m (M)
Taxes:	\$4025 / yr. (2025)	Bedroom #3:	3.5 m x 2.4 m (M)
Double Garage:	Double Detached, Rear Alley	Family / Rec. Room:	8.0 m x 3.9 m (B)
Exterior:	Stucco & Siding	Office / Den:	3.8 m x 3.7 m (B)
Shingles:	Asphalt	Utility Room:	4.0 m x 3.5 m (B)
Heating:	Forced Air Furnace x 1	Workshop:	4.0 m x 3.3 m (B)
Possession Date:	90 Days - Negotiable	Basement:	Full -- Mostly-Finished
Land Use Code:	RS - Small Scale Residential	Community League:	
Legal Description:	Plan 2593MC Block 52 Lot 27		
Att. Goods Excl.:	N/A		
Goods Included:	(1). Refrigerator x 2; (2). Microwave; (3). Gas Stove; (4). Built-in Oven; (5). Barbeque; (6). Washer; (7). Dryer; (8). All Keys; (9). All Window Coverings; (10). Garage Remote; (11). All Basement Bathroom Contents; (12). 32" TV & Bracket in Basement Family Room; (13). Patio Propane Heater; (14). Freezer; & (15). Small Workbench in Basement Utility Room		
Goods Negotiable:	(a). Patio Furniture		



MaxWell POLARIS

Kelly Grant, M.Eng., ABR, NCSO, P.Eng.
Residential / Commercial REALTOR®

4107-99th Street NW
Edmonton, Alberta
Canada T6E 3N4

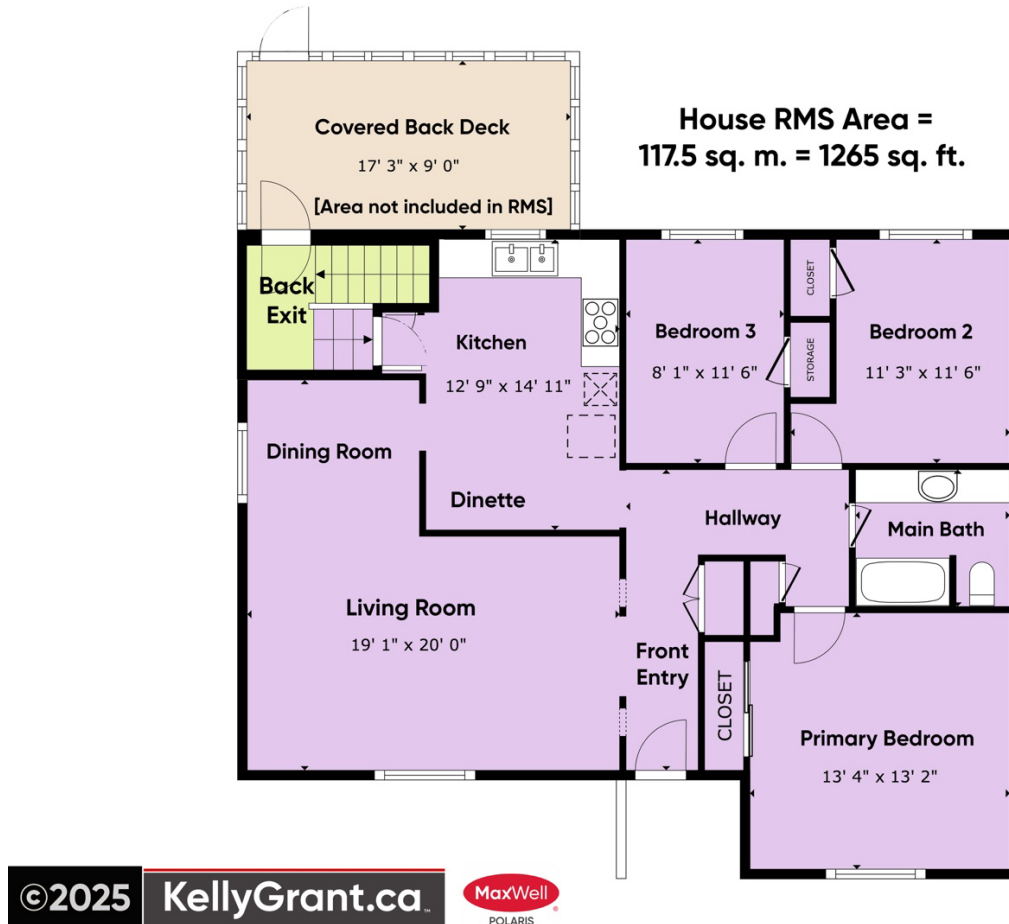
Phone: 780-414-6100
Text: 780-717-9290
Email: SOLD@KellyGrant.ca
Web: KellyGrant.ca

Where Real Estate Happens™

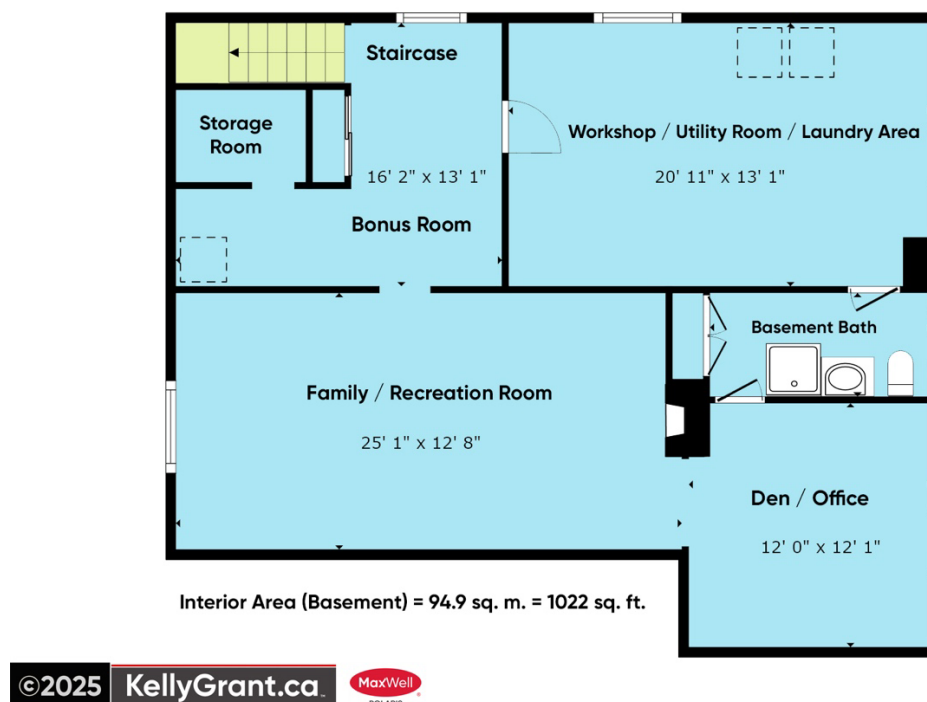


* Buyer due diligence is required to verify all listing information presented.

8428-54 Street NW, Edmonton, AB (Kenilworth) -- Main Level Layout Schematic



8428-54 Street NW, Edmonton, AB (Kenilworth) -- Basement Level Layout Schematic



8428-54th Street NW, Edmonton, AB (SE Edmonton Kenilworth – Main Level Photos)



8428-54th Street NW, Edmonton, AB (SE Edmonton Kenilworth – Basement Level Photos)



8428-54th Street NW, Edmonton, AB (SE Edmonton Kenilworth – Covered Deck Photos)



8428-54 Street NW, Edmonton, AB (SE Edmonton Kenilworth – Back & Front Yard Photos)



8428-54 Street NW, Edmonton, AB (SE Edmonton Kenilworth – Overhead Photos)



8428-54 Street NW, Edmonton, AB (SE Edm. Kenilworth - Neighbourhood Photos)



3-Dimensional View of 8428-54 Street NW, Edmonton, AB (Kenilworth)



©2025

KellyGrant.ca

MaxWell
POLARIS



KellyGrant.ca