

\$464,900 - 12207 58 Street, Edmonton

MLS® #E4437215

\$464,900

5 Bedroom, 2.00 Bathroom, 1,154 sqft
Single Family on 0.00 Acres

Newton, Edmonton, AB

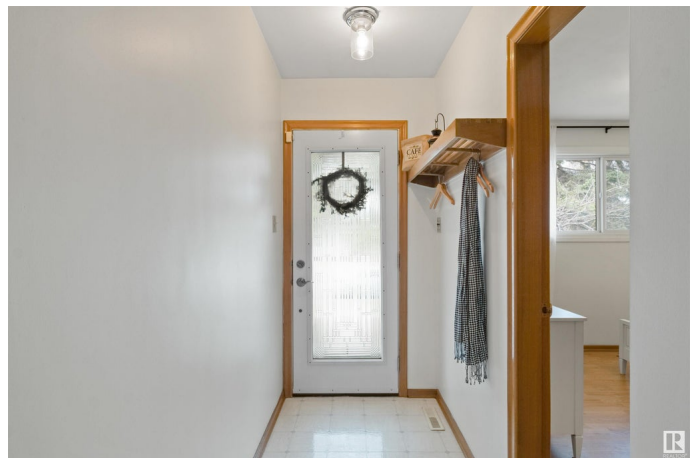
This extensively renovated (2025) raised bungalow now features a legal basement suite, making it a cash-positive revenue property with no additional investment required. Recent upgrades include shingles (2024), living room and basement windows (2025), heated/insulated/oversized garage with 220v, stacked washers and dryers for each suite (2025). The main floor offers 3 bedrooms, 4pc bathroom, quartz counters, newer windows, and character touches like a sliding barn door and built-in shelving. The new legal basement suite has 2 large bedrooms and a den, bright living space with large windows, private front entrance, and private access to the laundry room. Additional highlights include topped-up attic insulation, plenty of storage and parking for each suite, and a low-maintenance, fully fenced yard with mature trees and paver stone landscaping. Located near Yellowhead and 50th St with quick access to downtown, Henday, and 75th St. Cash-positive, turnkey, attractive to tenants, low maintenance. It has it all!

Built in 1958

Essential Information

MLS® # E4437215

Price \$464,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	12207 58 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3X6

Amenities

Amenities	Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 17th, 2025
Days on Market	31
Zoning	Zone 06

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Listing information last updated on June 17th, 2025 at 7:17am MDT