

## **\$304,900 - 12233 54 Street, Edmonton**

MLS® #E4464070

**\$304,900**

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

AMAZING VALUE! Welcome home to this well-maintained, ORIGINAL OWNER Bungalow situated on a large lot in the quiet community of Newton. Featuring 3 BEDROOMS & 2 BATHROOMS, this is the perfect home for First Time Home Buyers or Investors. Walk inside and experience the spacious Living Room with large Bay Windows that allow plenty of natural light throughout. Main floor features a Bright Eat-In Kitchen, 3 generously sized bedrooms and 4 pc bathroom. The MASSIVE fully finished basement has an oversized Rec Room, huge Utility room, 3 pc bathroom, and offers the potential development for additional Bedrooms or a Legal Suite with a SEPARATE ENTRANCE at the side of the house. The OVERSIZED DOUBLE detached Garage is located behind the house with back lane access and is large enough to fit a pickup truck! Walking distance to parks, Portuguese Bakery, Uncle Ed's Restaurant and minutes away from the River Valley, Public Transit, Yellowhead Freeway and Anthony Henday! DON'T MISS OUT!!

Built in 1957

### **Essential Information**

MLS® # E4464070

Price \$304,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,028                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12233 54 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3N6         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Parking-Extra, Patio, R.V. Storage |
| Parking   | Double Garage Detached                                |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                   |
| Fireplace    | Yes                                                                                         |
| Fireplaces   | Stone Facing                                                                                |
| Stories      | 2                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | Full, Finished                                                                              |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                        |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 06            |

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Listing information last updated on November 1st, 2025 at 3:47am MDT