

\$358,888 - 12220 53 Street, Edmonton

MLS® #E4429449

\$358,888

2 Bedroom, 2.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

FIRST TIME BUYERS/INVESTORS...Solid Value in Newton...Nestled on a tree-lined street, this meticulously maintained bungalow boasts 2 beds, 2 baths, oversized single garage (with potential RV parking) and over 2200sqft of living space. Additional highlights include hardwood flooring, built-in cabinets and patio doors off the family room which lead to a composite deck and concrete patio that make for an excellent extension of living space. Adding even more value is the upgraded service (100 amps), newer furnace (2023), newer roof (2020) and vinyl windows. A sought after separate entrance to the finished basement with large rec room(space to add bedroom), full bath, laundry room, storage and bonus room lined with cabinets (could easily be converted to second kitchen) completes this move in ready home. Close proximity to parks, schools, shopping, restaurants, public transit, along with easy access to Yellowhead Trail ensures a sound investment...REWARD YOURSELF TODAY!!



Built in 1957

Essential Information

MLS® # E4429449

Price \$358,888

Bedrooms 2

Bathrooms 2.00
 Full Baths 2
 Square Footage 1,246
 Acres 0.00
 Year Built 1957
 Type Single Family
 Sub-Type Detached Single Family
 Style Bungalow
 Status Active

Community Information

Address 12220 53 Street
 Area Edmonton
 Subdivision Newton
 City Edmonton
 County ALBERTA
 Province AB
 Postal Code T5W 3M2

Amenities

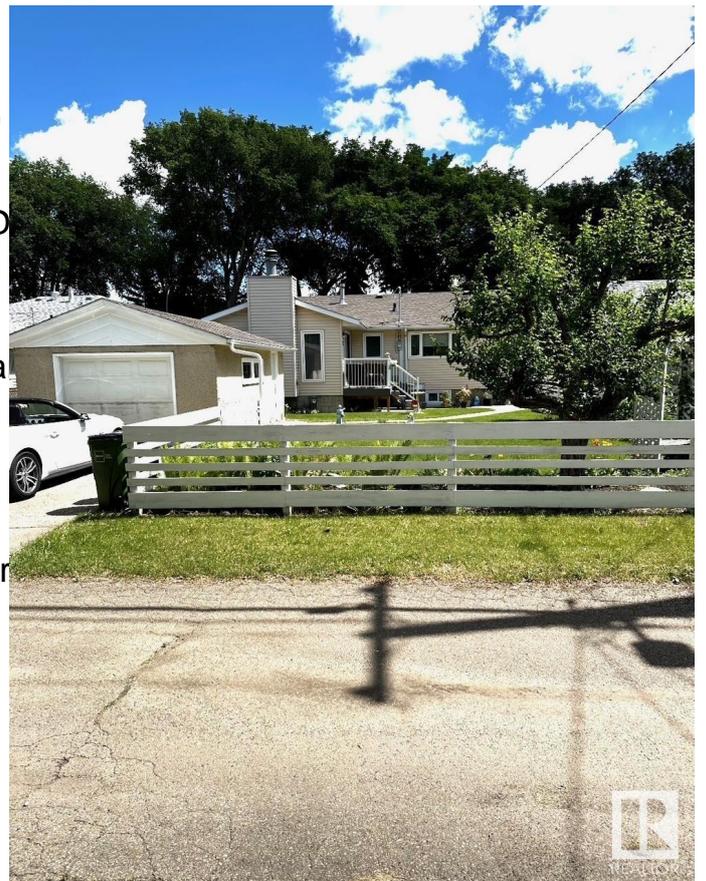
Amenities On Street Parking, Deck, No
 Parking Spaces 1
 Parking Over Sized, Single Garage D

Interior

Appliances Dryer, Garage Control, Ga
 Washer, Window Coverings
 Heating Forced Air-1, Natural Gas
 Fireplace Yes
 Fireplaces Glass Door, Mantel, Tile Surr
 Stories 2
 Has Basement Yes
 Basement Full, Finished

Exterior

Exterior Wood, Vinyl
 Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public
 Transportation, Schools, Shopping Nearby
 Roof Asphalt Shingles



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	6
Zoning	Zone 06

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Listing information last updated on April 13th, 2025 at 1:32am MDT