

## **\$325,000 - 12050 56 Street, Edmonton**

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MLS® #E4461303

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

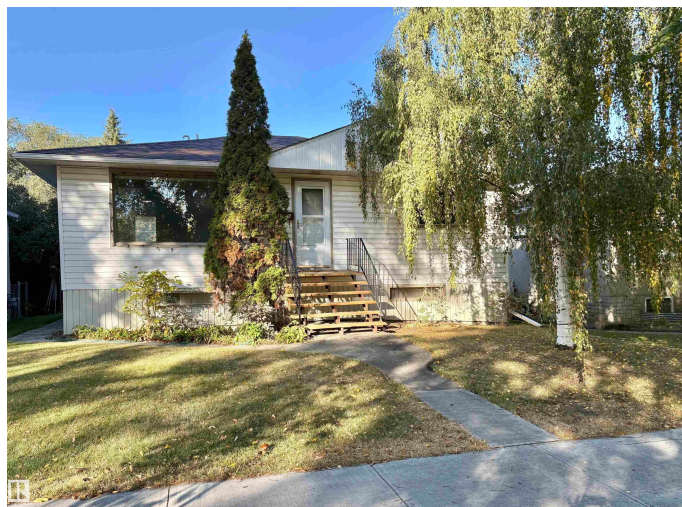
Welcome to this 1,099SqFt. Bungalow Located in the Desirable Community of Newton. Situated on a Quiet, Beautifully Tree-Lined Street, this Property Offers an Excellent Opportunity for First-Time Home Buyers or a Young Family. The Main Floor Features 2 Beds & 1 Bath with a Bright & Spacious Living Area. The Entire Main Floor has been Freshly Painted, Including the Kitchen Cabinetry. New Kitchen Appliances & Light Fixtures have been Installed. The Basement is Fully Finished & Features 2 Beds & 1 Bath, Rec Room & Laundry Room. Enjoy Year-Round Comfort with Central A/C. The Fully Landscaped & Fenced Backyard is the Perfect Space to Sit & Relax or Entertain. The Heated Double Detached Garage is Perfect for Additional Parking & Storage. New Shingles Installed on Both the House & Garage(2024). Conveniently Located Near Schools, Parks, Public Transportation, Shops, Wayne Gretzky Drive, Yellowhead Trail, Anthony Henday Drive & More, this Home is a Must See!\*Some Listing Photos Have Been Virtually Staged.

Built in 1954

### **Essential Information**

MLS® # E4461303

Price \$325,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12050 56 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3T1         |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Fire Pit                        |
| Parking   | Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                       |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Concrete, Vinyl                                                                       |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Leo Catholic School  
Middle                              St, Nicholas School  
High                                 Austin O'Brien

**Additional Information**

Date Listed                      October 8th, 2025  
Days on Market                7  
Zoning                              Zone 06

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