

# \$549,000 - 11929 54 Street, Edmonton

MLS® #E4426207

**\$549,000**

3 Bedroom, 1.00 Bathroom, 714 sqft  
Single Family on 0.00 Acres

Newton, Edmonton, AB

FLEXIBLE URBAN PROPERTY WITH COMMERCIAL/CREATIVE POTENTIAL! With 99 feet of frontage and 11,132 SQ FT of total lot space, this property is ripe for creative commercial concepts (subject to rezoning). Existing character home, heated greenhouse (1175 ft<sup>2</sup>), and 26' x 24' garage are all in excellent condition and could serve various uses: Urban farm or garden co-op Artisan workshop or maker space Live/work scenario with boutique greenhouse retail Land assembly for future commercial projects With multiple subdivision configurations possible, this is a rare opportunity for visionaries, entrepreneurs, or institutions looking for flexible space in a growing Edmonton neighborhood.

Built in 1938

## Essential Information

MLS® #	E4426207
Price	\$549,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	714
Acres	0.00
Year Built	1938



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11929 54 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3N1

### Amenities

Amenities	Greenhouse, Patio
Parking Spaces	6
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Appliances	Dishwasher-Portable, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	12,185 ft2 (.28 Acres)
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 18th, 2025
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Days on Market 112

Zoning Zone 06

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Listing information last updated on July 8th, 2025 at 4:33pm MDT