

\$325,000 - 12050 56 Street, Edmonton

MLS® #E4461303

\$325,000

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

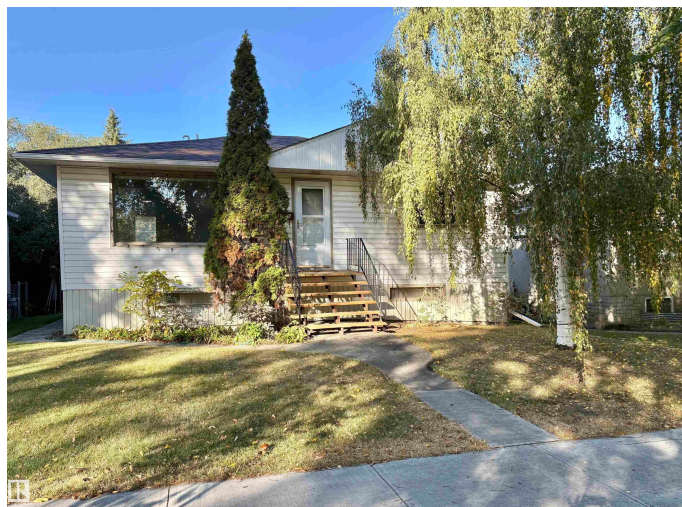
Welcome to this 1,099SqFt. Bungalow Located in the Desirable Community of Newton. Situated on a Quiet, Beautifully Tree-Lined Street, this Property Offers an Excellent Opportunity for First-Time Home Buyers or a Young Family. The Main Floor Features 2 Beds & 1 Bath with a Bright & Spacious Living Area. 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 10
Zoning Zone 06

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