

## \$413,187 - 12220 55 Street, Edmonton

MLS® #E4428270

**\$413,187**

5 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Charming RENOVATED bungalow packed with UPGRADES and IN-LAW SUITE potential! BRIGHT open-concept main floor with MASSIVE ISLAND, cozy FIREPLACE, butcher block COFFEE CORNER, and a sun-filled kitchen with garden window overlooking the backyard. Easily add a 2ND KITCHEN or BAR downstairs! Peace of mind with NEW WINDOWS, SEWER LINE, and BACKWATER VALVE (25-YEAR WARRANTY). OVERSIZED HEATED GARAGE perfect for storage, hobbies, or winter parking. Enjoy a private, landscaped backyard with a HUGE PATIO and natural gas ready for BBQ season. PRIME LOCATION—just a few minute walk to schools, playgrounds, and corner store! Quiet street with quick access to parks and transit. Move-in ready with space to GROW!

Built in 1958

### Essential Information

MLS® #	E4428270
Price	\$413,187
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.00



Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12220 55 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1W5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	31
Zoning	Zone 06

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