

## \$450,000 - 12107 53 Street, Edmonton

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MLS® #E4455869

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,127 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

49'x123' LOT - Welcome to this beautifully updated bungalow in Edmonton's Newton community! This home offers bright, comfortable main floor living plus a fully contained one bedroom in-law suite. The heart of this home showcases a stunning new kitchen with ample storage and workspace. You'll appreciate the fresh vinyl flooring for easy maintenance, with some updated windows, roof and outdoor walkway. Step outside to discover your private oasis – an expansive backyard providing endless possibilities for gardening, recreation, or relaxing. Situated just north of the vibrant Highlands community, you'll also enjoy exceptional walkability to local schools, parks, and amenities. Easy access to Edmonton's spectacular river valley trail system means endless outdoor adventures await minutes from your door. This home offers urban convenience and that mature neighborhood charm, with easy access to Sherwood Park, Fort Saskatchewan, and all major transportation arteries in Edmonton.

Built in 1958

### Essential Information

MLS® # E4455869

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,127                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12107 53 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3L8         |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Fire Pit, Hot Water Natural Gas, R.V. Storage, Workshop |
| Parking   | Single Carport, Single Garage Detached                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                14

Zoning                              Zone 06

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