

## **\$475,000 - 12240 53 Street, Edmonton**

MLS® #E4463477

**\$475,000**

6 Bedroom, 2.00 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Move right into this fully renovated 6 bedroom bungalow! No expense was spared in the upgrades of this home. High quality European influenced renovation including: upscale windows and doors and modern bathrooms tiles, pot lighting, plus there is vinyl plank flooring throughout the house. The gourmet kitchen features pendant lighting, stainless steel appliances, stone counters and two toned modern cabinetry. Natural light shines into the house and basement through large windows. There are a total of 2 renovated bathrooms (one with a double sink), and a separate entrance to basement. The finished basement has 3 bedrooms, bathroom and laundry. Heated double garage with double doors large driveway, and RV parking. Lots of parking is available! Deck, patio area and fenced yard is perfect to relax in. Added bonus is this home has an indoor sprinkler system. Perfect home for a family that is extra fire safe, maybe run a business? Convenient location with easy access to Yellowhead freeway and close to schools.

Built in 1958

### **Essential Information**

MLS® # E4463477

Price \$475,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$38                   |
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,172                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12240 53 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3M2         |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke, Sprinkler System-Fire |
| Parking Spaces | 5                                                          |
| Parking        | Double Garage Detached, Heated, Over Sized                 |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Fireplace    | Yes                                                                                                       |
| Fireplaces   | Wall Mount                                                                                                |
| Stories      | 2                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 06            |

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Listing information last updated on November 4th, 2025 at 3:17am MST