# \$464,900 - 12207 58 Street, Edmonton

MLS® #E4437215

#### \$464.900

5 Bedroom, 2.00 Bathroom, 1,154 sqft Single Family on 0.00 Acres

Newton, Edmonton, AB

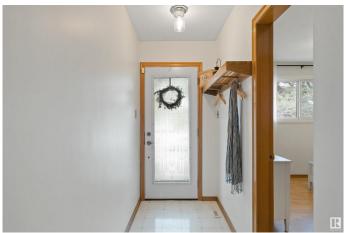
This extensively renovated (2025) raised bungalow now features a legal basement suite, making it a cash-positive revenue property with no additional investment required. Recent upgrades include shingles (2024), living room and basement windows (2025), heated/insulated/oversized garage with 220v, stacked washers and dryers for each suite (2025). The main floor offers 3 bedrooms, 4pc bathroom, quartz counters, newer windows, and character touches like a sliding barn door and built-in shelving. The new legal basement suite has 2 large bedrooms and a den, bright living space with large windows, private front entrance, and private access to the laundry room. Additional highlights include topped-up attic insulation, plenty of storage and parking for each suite, and a low-maintenance, fully fenced yard with mature trees and paver stone landscaping. Located near Yellowhead and 50th St with quick access to downtown, Henday, and 75th St. Cash-positive, turnkey, attractive to tenants, low maintenance. It has it all!

Built in 1958

#### **Essential Information**

MLS® # E4437215 Price \$464,900







Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,154

Acres 0.00

Year Built 1958

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 12207 58 Street

Area Edmonton

Subdivision Newton

City Edmonton

County ALBERTA

Province AB

Postal Code T5W 3X6

#### **Amenities**

Amenities Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks

Parking 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over

Sized

### Interior

Appliances Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Window

Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 17th, 2025

Days on Market 31

Zoning Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:47pm MDT