

## \$399,609 - 12220 55 Street, Edmonton

MLS® #E4441973

**\$399,609**

5 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Stylish, functional, and move-in ready. This upgraded bungalow blends charm and practicality with an open main floor, a massive island, and a butcher block coffee nook. Downstairs has space for a second kitchen or bar, perfect for a future suite or entertaining area with FIREPLACE. Major upgrades include new windows, sewer line, and backwater valve with 25 YEAR WARRANTY for peace of mind. The double OVERSIZED HEATED garage is ideal for winter parking, storage, or your next project. Out back, enjoy a huge patio, landscaped yard, and natural gas hookup ready for BBQ season. Located on a quiet street close to schools, parks, and the corner store. A smart, stylish choice with room to grow.

Built in 1958

### Essential Information

MLS® #	E4441973
Price	\$399,609
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

### Interior

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	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	June 12th, 2025
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Days on Market 5

Zoning Zone 06

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