

Courtesy Of William Hickey Of Real Broker

\$369,900 - 12216 56 Street, Edmonton

MLS® #E4450058

\$369,900

4 Bedroom, 1.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

This charming 3-bedroom bungalow has received a main floor makeover. Situated in the mature neighborhood of Newton with lush, mature landscaping. The main floor boasts a bright, open living room, highlighted with a bay window & cozy wood fireplace. The fully renovated kitchen features white cabinetry, complemented by black appliances & modern fixtures. Through the patio doors you can access the backyard which includes a deck, fenced yard & playset for the kids, plus a double garage with rear access. The updated bathroom showcases subway tile, a large modern sink & cabinetry, & built-in organizer for added convenience. All 3 bedrooms offer ample closet space & large windows that invite an abundance of natural light. The partially finished basement awaits your creative design & offers endless possibilities utilizing a versatile craft/hobby room or serve as an additional bedroom. Other upgrades including a new roof and a freshly updated exterior. Conveniently located with easy access to the Yellowhead Fwy.

Built in 1958

Essential Information

MLS® # E4450058

Price \$369,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,137
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12216 56 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3T4

Amenities

Amenities	On Street Parking, Deck, See Remarks
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Mantel, Oak Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Highland School K-6
Middle	Highland School 7-9
High	Eastglen High School 10-12

Additional Information

Date Listed	July 26th, 2025
Days on Market	26
Zoning	Zone 06

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