

Courtesy Of Jack Sommert Of Exp Realty

# \$433,850 - 12220 55 Street, Edmonton

MLS® #E4428270

**\$433,850**

5 Bedroom, 2.00 Bathroom, 1,021 sqft  
Single Family on 0.00 Acres

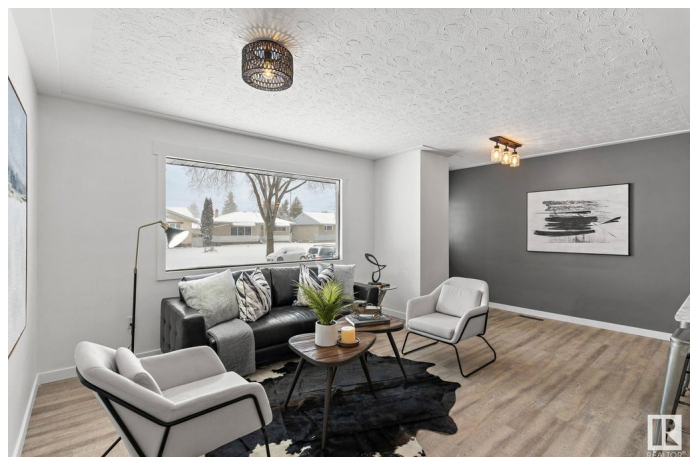
Newton, Edmonton, AB

Gorgeously renovated bungalow loaded with charm and TONS of upgrades! Step into a bright, open-concept living space flooded with natural light, MASSIVE ISLAND, highlighted by stylish upgraded fixtures and a cozy FIREPLACE in the entertainment lounge downstairs. Start your morning at the charming butcher block COFFEE CORNER—perfect for morning routines. The upgraded kitchen features a stunning garden window that fills the space with light and offers a picturesque view of the backyard. Enjoy peace of mind with UPGRADED WINDOWS, a brand-new sewer line, and a backwater valve with a 25-year warranty. Outside, the massive OVERZISED HEATED GARAGE is a dream for hobbyists, mechanics, or extra storage, while the beautifully landscaped backyard with a large PATIO is perfect for relaxing or entertaining. All this within walking distance to schools, parks, and more! This is the one you've been waiting for—move in and enjoy!

Built in 1958

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428270  |
| Price     | \$433,850 |
| 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, Parking Pad Cement/Paved  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing, 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 | March 31st, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 06 |
|--------|---------|

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Listing information last updated on April 8th, 2025 at 7:02am MDT