

\$304,900 - 12233 54 Street, Edmonton

MLS® #E4464070

\$304,900

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

AMAZING VALUE! Welcome home to this well-maintained, ORIGINAL OWNER Bungalow situated on a large lot in the quiet community of Newton. Featuring 3 BEDROOMS & 2 BATHROOMS, this is the perfect home for First Time Home Buyers or Investors. Walk inside and experience the spacious Living Room with large Bay Windows that allow plenty of natural light throughout. Main floor features a Bright Eat-In Kitchen, 3 generously sized bedrooms and 4 pc bathroom. The MASSIVE fully finished basement has an oversized Rec Room, huge Utility room, 3 pc bathroom, and offers the potential development for additional Bedrooms or a Legal Suite with a SEPARATE ENTRANCE at the side of the house. The OVERSIZED DOUBLE detached Garage is located behind the house with back lane access and is large enough to fit a pickup truck! Walking distance to parks, Portuguese Bakery, Uncle Ed's Restaurant and minutes away from the River Valley, Public Transit, Yellowhead Freeway and Anthony Henday! DON'T MISS OUT!!

Built in 1957

Essential Information

MLS® # E4464070

Price \$304,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12233 54 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3N6

Amenities

Amenities	On Street Parking, Parking-Extra, Patio, R.V. Storage
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
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 October 31st, 2025 at 7:47pm MDT