

## \$424,652 - 12220 55 Street, Edmonton

MLS® #E4428270

**\$424,652**

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	\$424,652
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	19
Zoning	Zone 06

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