

## \$408,500 - 12220 55 Street, Edmonton

MLS® #E4428270

**\$408,500**

5 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

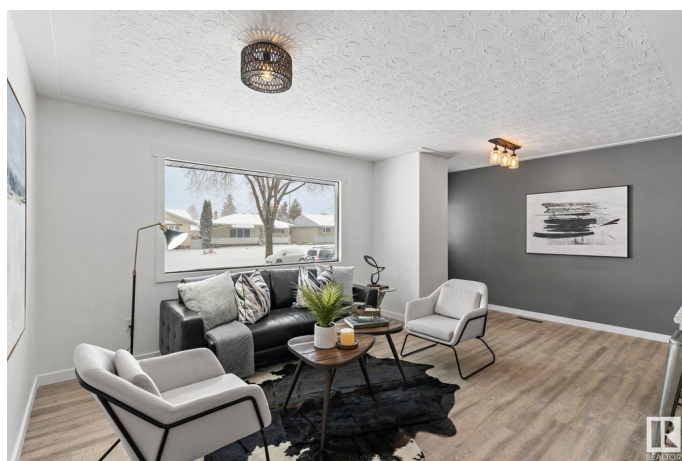
Newton, Edmonton, AB

**RENOVATED AND STYLISH!** This upgraded bungalow is a total GEM! The **OPEN-CONCEPT MAIN FLOOR** is flooded with light and features a **MASSIVE ISLAND**, cozy **FIREPLACE**, and a charming **BUTCHER BLOCK COFFEE NOOK** with **GARDEN WINDOW** views of the backyard. Downstairs? There's space to add a **SECOND KITCHEN** or **BAR**, perfect for an **IN-LAW SUITE** or **ENTERTAINING ZONE**. Major peace of mind with **NEW WINDOWS**, **SEWER LINE**, and a **25-YEAR BACKWATER VALVE**. The **OVERSIZED HEATED GARAGE** is a dream for **WINTER PARKING**, **STORAGE**, or your next **PROJECT**. Out back, enjoy a **HUGE PATIO**, **LANDSCAPED YARD**, and **NATURAL GAS HOOKUP** ready for **BBQ SEASON**. All this on a **QUIET STREET** just steps to **SCHOOLS**, **PLAYGROUNDS**, and the **CORNER STORE**. **MOVE-IN READY** with **ROOM TO GROW!**

Built in 1958

### Essential Information

MLS® #	E4428270
Price	\$408,500
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	71
Zoning	Zone 06

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Listing information last updated on June 10th, 2025 at 11:32am MDT