

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 | 8               |
| Zoning         | Zone 06         |

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Listing information last updated on August 3rd, 2025 at 10:17am MDT