

\$325,000 - 12050 56 Street, Edmonton

MLS® #E4461303

\$325,000

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Welcome to this 1,099SqFt. Bungalow Located in the Desirable Community of Newton. Situated on a Quiet, Beautifully Tree-Lined Street, this Property Offers an Excellent Opportunity for First-Time Home Buyers or a Young Family. The Main Floor Features 2 Beds & 1 Bath with a Bright & Spacious Living Area. The Entire Main Floor has been Freshly Painted, Including the Kitchen Cabinetry. New Kitchen Appliances & Light Fixtures have been Installed. The Basement is Fully Finished & Features 2 Beds & 1 Bath, Rec Room & Laundry Room. Enjoy Year-Round Comfort with Central A/C. The Fully Landscaped & Fenced Backyard is the Perfect Space to Sit & Relax or Entertain. The Heated Double Detached Garage is Perfect for Additional Parking & Storage. New Shingles Installed on Both the House & Garage(2024). Conveniently Located Near Schools, Parks, Public Transportation, Shops, Wayne Gretzky Drive, Yellowhead Trail, Anthony Henday Drive & More, this Home is a Must See!*Some Listing Photos Have Been Virtually Staged.

Built in 1954

Essential Information

MLS® # E4461303

Price \$325,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,100 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12050 56 Street |
| Area | Edmonton |
| Subdivision | Newton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 3T1 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Fire Pit |
| Parking | Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Concrete, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary St. Leo Catholic School
Middle St, Nicholas School
High Austin O'Brien

Additional Information

Date Listed October 8th, 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 9th, 2025 at 3:32am MDT