

## \$397,000 - 11922 56 Street, Edmonton

MLS® #E4429755

**\$397,000**

4 Bedroom, 2.50 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

IMMACULATE CONDITION with 2ND KITCHEN & SEPARATE ENTRANCE on HUGE LOT. About 2461 SF of total living space, this SPACIOUS BUNGALOW comes with MASSIVE BEDROOMS & TONS of closets spaces comprising 4 BED and 2.5 BATH in total. Enjoy the beauty of ELEGANT HARDWOOD FLOORING and a TIMELESS BRICK EXTERIOR, along with EXPANSIVE WINDOWS that fill the home with light. The property also includes a OVERSIZE detached DOUBLE GARAGE, a LOVELY GARDEN in the backyard, and the OPPORTUNITY TO ADD 2 MORE BEDROOMS IN THE BASEMENT. Other features include 100 AMP electrical service, BRAND NEW hot water tank, NEWER WINDOWS on the main level, UPDATED APPLIANCES, and convenient storage cabinets in the garage. WELCOME HOME!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429755  |
| Price      | \$397,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,287                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11922 56 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3S9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 8th, 2025

Days on Market 11

Zoning Zone 06

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Listing information last updated on April 19th, 2025 at 8:02am MDT