

# \$413,187 - 12220 55 Street, Edmonton

MLS® #E4428270

**\$413,187**

5 Bedroom, 2.00 Bathroom, 1,021 sqft  
Single Family on 0.00 Acres

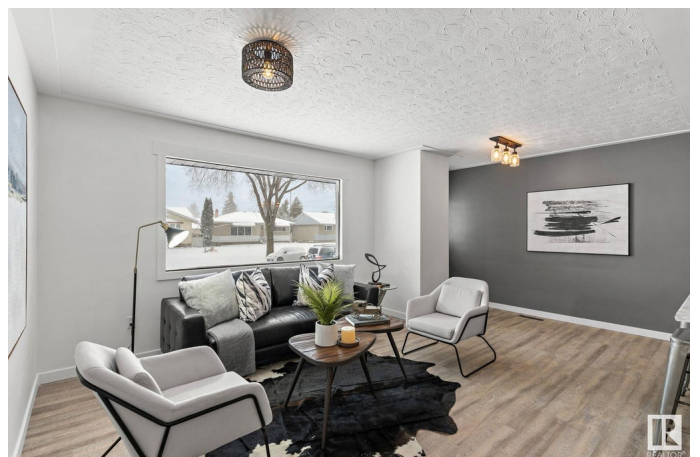
Newton, Edmonton, AB

**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      | \$413,187 |
| 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 | 49               |
| 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 May 19th, 2025 at 3:17am MDT