

## \$289,000 - 11810 55 Street, Edmonton

MLS® #E4447646

**\$289,000**

3 Bedroom, 2.00 Bathroom, 880 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Great for first time buyers and investors. Situated in the desired neighbourhood of Newton, this bungalow sits on a large 527 square foot lot with an oversized double attached garage and fully fenced in back yard. Main floor features 2 bedroom, a living, kitchen and a 4 piece family bath. Attic is fully finished and can be used for extra storage or a play room. Basement is developed with a second kitchen, laundry room, a den, a 3 piece bath, an additional bedroom and family room. Newer HE Furnace, new kitchen windows and newer Shingles. What a great place to call home.

Built in 1920

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447646               |
| Price          | \$289,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 880                    |
| Acres          | 0.00                   |
| Year Built     | 1920                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11810 55 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3P8         |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | See Remarks                                   |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Detached, Insulated, RV Parking |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 3                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 06         |

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