

## \$399,609 - 12220 55 Street, Edmonton

MLS® #E4441973

**\$399,609**

5 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Stylish, functional, and move-in ready. This upgraded bungalow blends charm and practicality with an open main floor, a massive island, and a butcher block coffee nook. Downstairs has space for a second kitchen or bar, perfect for a future suite or entertaining area with FIREPLACE. Major upgrades include new windows, sewer line, and backwater valve with 25 YEAR WARRANTY for peace of mind. The double OVERSIZED HEATED garage is ideal for winter parking, storage, or your next project. Out back, enjoy a huge patio, landscaped yard, and natural gas hookup ready for BBQ season. Located on a quiet street close to schools, parks, and the corner store. A smart, stylish choice with room to grow.

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441973  |
| Price          | \$399,609 |
| 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  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | 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 | June 12th, 2025 |
|-------------|-----------------|

Days on Market 19

Zoning Zone 06

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Listing information last updated on July 1st, 2025 at 2:17am MDT