

# \$269,900 - 12033 54 Street, Edmonton

MLS® #E4465257

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,059 sqft  
Single Family on 0.00 Acres

Newton, Edmonton, AB

Welcome to the family-friendly community of Newton, where opportunity meets potential! This 3 bedroom, 2 bath bungalow sits on a HUGE lot with rear lane access—perfect for investors, renovators, or first-time buyers looking to build sweat equity. The home offers a bright main floor layout, original character details, and a basement ready for your design ideas. With a bit of TLC, there's potential can restore this property to its full charm or reimagine it into a modern income generating home. Outside, enjoy a large fenced yard, single garage, mature trees, and conveniently located near schools, parks, transit, and shopping, this property provides easy access to major routes while maintaining a quiet residential feel.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465257  |
| Price          | \$269,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,059     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Raised Bungalow        |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12033 54 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3N2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Extra          |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                              |
| Stories      | 2                                                                      |
| Has Basement | Yes                                                                    |
| Basement     | Full, Finished                                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 06            |

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