

## \$525,000 - 12311 54 Street, Edmonton

MLS® #E4437612

### \$525,000

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

This expansive Newton bungalow offers an impressive 2,880 sq ft of beautifully designed living space across two fully developed levels. Lovingly maintained and tastefully modernized, the home features stylishly upgraded bathrooms and a contemporary kitchen outfitted with stainless steel appliances. Sustainability meets convenience with solar panels and an EV charging station already in place. Offering 3 bedrooms, including a spacious main-floor primary that can easily be converted back into two rooms, plus a basement bedroom with a proper egress window for added safety. The fully fenced backyard with underground sprinklers is perfect for entertaining or relaxing, with room to park an RV and enjoy the above-ground pool. Storage is plentiful with a generous garage and versatile basement utility areas ideal for hobbyists or home-based projects. With its flexible layout, thoughtful upgrades, and energy-efficient features, this home strikes the perfect balance of comfort, practicality, and modern style.

Built in 1980

### Essential Information

MLS® # E4437612

Price \$525,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,518
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12311 54 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3N7

### **Amenities**

Amenities	Off Street Parking, Hot Water Natural Gas, No Smoking Home, Patio, Pool-Outdoor, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, Solar Equipment
Parking Spaces	6
Parking	Double Garage Attached, Front/Rear Drive Access, Heated, RV Parking, EV Charging Station
Has Pool	Yes

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Pool-Above Ground, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert, Masonry
Stories	2
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Stucco

Exterior Features      Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Brick, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                May 21st, 2025

Days on Market        13

Zoning                        Zone 06

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