

## \$335,000 - 12220 51 Street, Edmonton

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MLS® #E4454526

**\$335,000**

4 Bedroom, 2.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Get Inspired in Newton! Here is your chance to create something truly special in the mature, tree lined community of Newton. This solid home on a 48 ft wide lot offers an incredible renovation or investment opportunity. Upstairs you will find three bedrooms and a four piece bath along with a bright living area. A side entrance leads to the basement which features egress windows, a spacious recreation area, an additional bedroom, bathroom, and plenty of storage. The home enjoys both east and west exposure filling it with natural light all day long. Outside, the fully fenced backyard and covered patio provide the perfect space to relax on summer evenings. There is also a single detached garage with an updated door and extra outdoor parking for convenience. Key updates include newer windows from 2016, giving you a head start on improvements. With schools, parks, community leagues, shopping, and quick access to the Yellowhead all nearby, this home is in an ideal location. Bring your vision!

Built in 1957

### Essential Information

MLS® # E4454526

Price \$335,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,015                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12220 51 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3H2         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                                                |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

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

### Additional Information

Date Listed August 24th, 2025

Days on Market 4

Zoning Zone 06

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