

## \$324,900 - 11938 56 St, Edmonton

MLS® #E4447203

**\$324,900**

3 Bedroom, 2.00 Bathroom, 843 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Unlock the door to this one-of-a-kind, modernized raised bungalow on a quiet street in the rooted community of Newton! A fantastic opportunity for investors, first-time buyers, or small families, this charming and cozy home blends classic character with smart updates. The sunlit East-facing main floor offers a spacious layout with a mix of durable laminate and vinyl plank flooring, two welcoming bedrooms, and a 4-piece bath. The fully finished basement with a separate entrance features a non-legal suite, perfect mudroom area, large rec room, third bedroom, and second 4-piece bath—ideal for extended family or guests. Second fridge included, plus an outlet ready for an additional stove. Enjoy peace of mind with a newer roof, upgraded electrical panel, and hot water tank (within 10 yrs). The large, fenced yard is landscaped and private, with an oversized heated single garage that offers great storage and needs a bit of TLC. Located near parks, schools, shopping, and transit. Don't miss this gem!

Built in 1954

### Essential Information

MLS® # E4447203

Price \$324,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 843                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 11938 56 St |
| Area        | Edmonton    |
| Subdivision | Newton      |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5W 3S9     |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 2                                                                     |
| Has Suite    | Yes                                                                   |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

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

### Additional Information

Date Listed July 11th, 2025

Days on Market 38

Zoning Zone 06

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