

## \$329,900 - 11938 56 St, Edmonton

MLS® #E4447203

**\$329,900**

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 \$329,900

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 12

Zoning Zone 06

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