

\$349,900 - 11948 52 Street, Edmonton

MLS® #E4441790

\$349,900

3 Bedroom, 1.00 Bathroom, 771 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Beautifully renovated raised bungalow in popular Newton area. Numerous upgrades including: shingles on house, soffits, eavestroughs, some vinyl windows, 100 amp electrical panel, aqua-pex water lines, high efficiency furnace & hot water tank. Inside you find a newer oak kitchen with a butcher block live-edge countertop. Newer laminate flooring, baseboards, casings & light fixtures. Modern renovated bathroom has double ceramic shower with fixed rain head & detachable massage wand. Finished basement is also freshly renovated with a large family room & 3rd bedroom or den. Huge west facing yard for lots of afternoon & evening sun! Plus a hot & cold hose bib in the backyard... perfect for filling the kid's pool in the summer. Fully fenced corner lot with 10 foot gate & space RV parking. Heated double garage with addition featuring tall ceiling & attic for storage & a tall climbing wall for the kids! Garden shed, fire pit with wood grill & hot tub stay! Zoned RF3 - allows multi family housing for future dev.

Built in 1954

Essential Information

MLS® # E4441790

Price \$349,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 771 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11948 52 Street |
| Area | Edmonton |
| Subdivision | Newton |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 3J6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Heated, Insulated |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal, Stucco |
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 11th, 2025
Days on Market 6
Zoning Zone 06

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