

## **\$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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