

## \$549,000 - 11929 54 Street, Edmonton

MLS® #E4426207

**\$549,000**

3 Bedroom, 1.00 Bathroom, 714 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

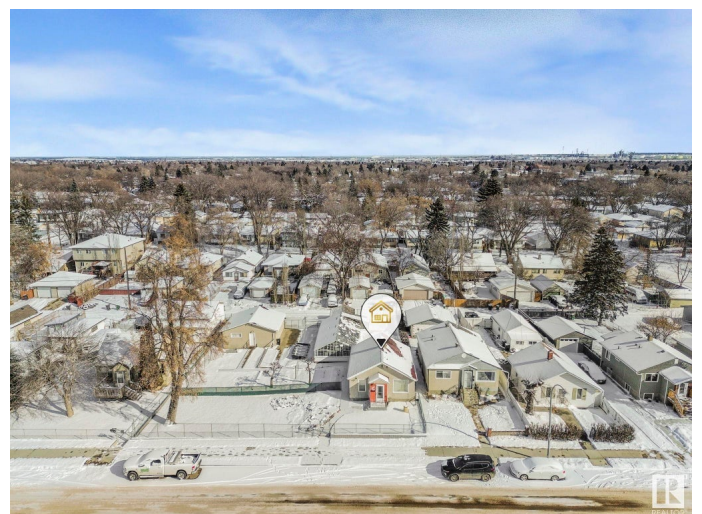
UNIQUE PROPERTY OFFERING SO MANY POSSIBILITIES! 1132 MTR2 (.28 Acre) LOT (99 FT WIDE X 123 FT DEEP)! WELL MAINTAINED CHARACTER HOME RADIATING PRIDE OF OWNERSHIP! MASSIVE 1175 FT<sup>2</sup> HEATED GREENHOUSE! 26 X 24 FT GARAGE + RV PARKING! Excellent opportunity for a Developer to subdivide into 3 lots and build large homes or half-duplexes with 4 units per lot; or subdivide into four 25 foot lots and build four skinnies; or subdivide into two 50 foot lots and build as many as 16 units; or look into creative Commercial opportunities. The house, greenhouse and garage are in excellent condition so one may choose this as their home, especially folks with a green thumb taking advantage of an opportunity to grow whatever your heart desires. What about those looking for a holding property? Excellent revenue opportunity as the house, greenhouse and garage will all generate good income streams. With Edmonton's economy and real estate market in a definite upswing, this is a good time to acquire land in desirable areas.

Built in 1938

### Essential Information

MLS® # E4426207

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 714                    |
| Acres          | 0.00                   |
| Year Built     | 1938                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11929 54 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3N1         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Greenhouse, Patio                              |
| Parking Spaces | 6  |
| Parking        | Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Portable, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|                 |                        |
|-----------------|------------------------|
| Lot Description | 12,185 ft2 (.28 Acres) |
| Roof            | Asphalt Shingles       |
| Construction    | Wood, Stucco           |
| Foundation      | Concrete Perimeter     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 06          |

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Listing information last updated on April 17th, 2025 at 2:02am MDT