

\$268,500 - 11933 56 Street, Edmonton

MLS® #E4459025

\$268,500

2 Bedroom, 2.00 Bathroom, 635 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

MOVE-IN READY! This Beautifully renovated property offers versatility and value w/ over 1,200 sq ft of living space. **RENOVATIONS INCLUDE:** FURNACE (2025), HWT (2024), Newer Windows throughout, Flooring, STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS & Sidewalks. Fully Finished Basement features a SEPARATE ENTRANCE leading to a STUDIO SUITE w/ SECOND KITCHEN & provides extra living space plus plenty of storage. FULLY FENCED backyard w/ large deck, GAS BBQ LINE & Gazebo. **BONUS:** Double Garage (19'7" x 23'5"; 459 sq ft w/ NEW 40,000 BTU GAS HEATER). Generous parking pad w/ alley access. EAST & WEST exposure provides ample SUNLIGHT all year long. Multiple Schools, Parks, Playgrounds & Library within walking distance. Central, quiet Neighbourhood w/ Treed Canopy Streets. Quick commute Downtown & to the River Valley. Easy access to Transit & the Yellowhead. Ideal home for first time buyers or multi-generational living!

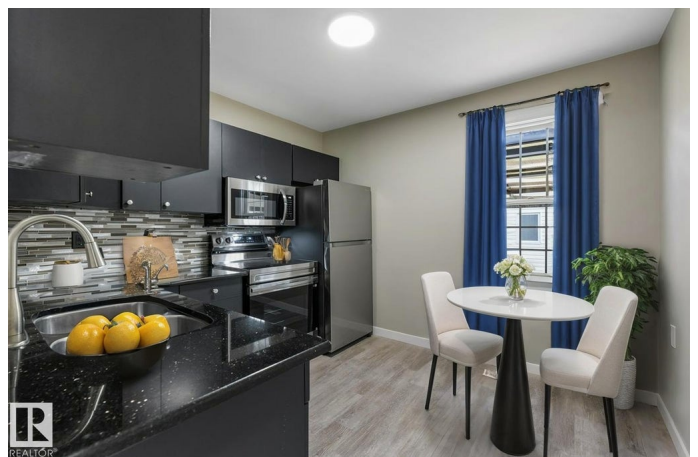
Built in 1941

Essential Information

MLS® # E4459025

Price \$268,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	635
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11933 56 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3S8

Amenities

Amenities	Deck, Gazebo, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Highlands/St Leo
Middle Highlands/St Nicholas
High Eastglen/Austin O'Brien

Additional Information

Date Listed September 23rd, 2025
Days on Market 7
Zoning Zone 06

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