

\$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 FT² 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 | 45 |
| Zoning | Zone 06 |

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Listing information last updated on May 2nd, 2025 at 6:32am MDT