

## \$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	32
Zoning	Zone 06

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Listing information last updated on April 19th, 2025 at 7:02am MDT