

## \$385,000 - 12040 50 Street, Edmonton

MLS® #E4457637

### \$385,000

4 Bedroom, 3.00 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

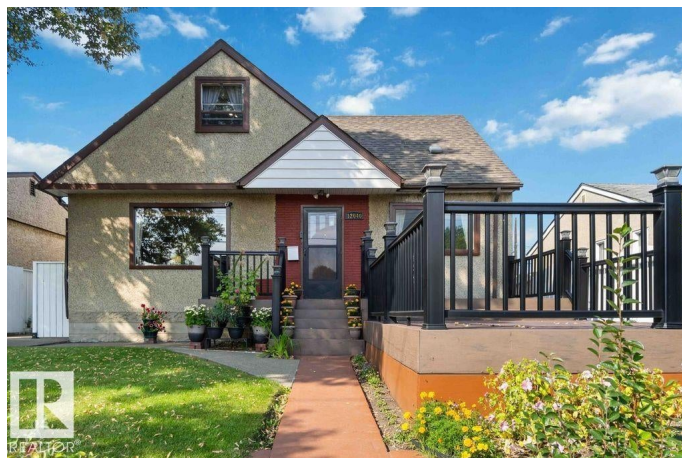
Newton, Edmonton, AB

This is 1,300+ sq. ft. meticulously well maintained 2 storey home in a matured community, Newton. The unique floor plan has great potential and also has RF3 zoning. With 2 large bedrooms and a full bathroom upstairs, the main floor consisting of 2 more bedrooms, another bathroom, an extremely spacious kitchen and large living room. The basement (which was once a suite) is finished with another living area, a small kitchenette, living area, a 3 pcs bathroom, and another bedroom. The attractive huge deck was built just a few years ago for family fun. Easy access to Yellowhead Trail, downtown, and a bus stop in front of the home. Must see !!!

Built in 1953

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457637               |
| Price          | \$385,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,396                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12040 50 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3C4         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | No Animal Home, No Smoking Home    |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 3                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 06              |

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Listing information last updated on September 15th, 2025 at 7:47pm MDT