

## \$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!

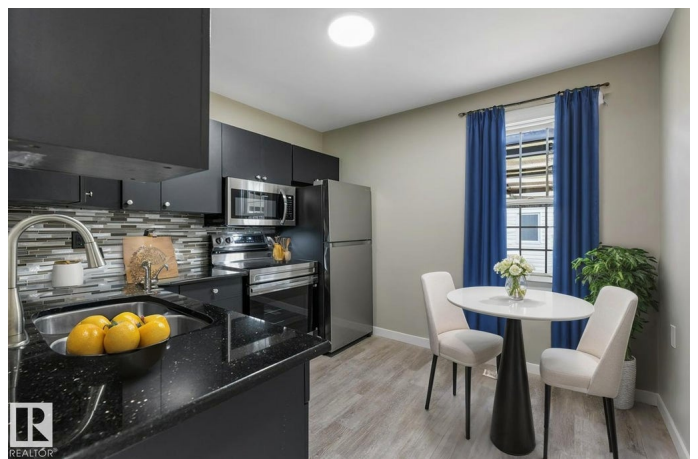
Built in 1941

### 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        4  
Zoning                      Zone 06

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