

## \$480,000 - 12037 58 Street, Edmonton

MLS® #E4453898

**\$480,000**

5 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

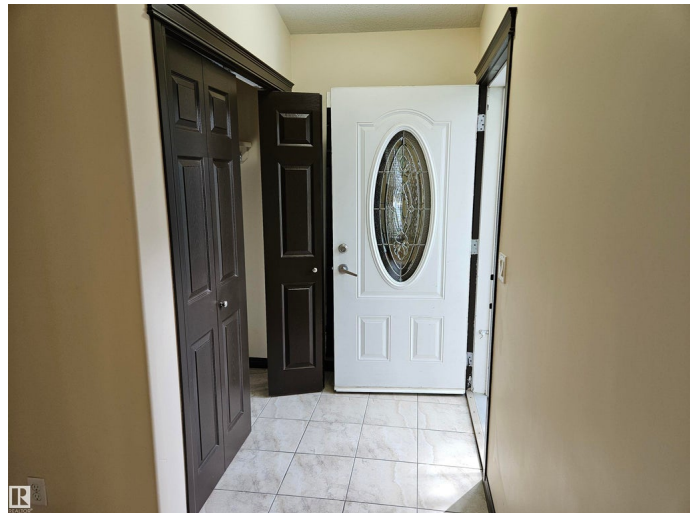
Newton, Edmonton, AB

Welcome to this Gem in Newton. If you are looking for solid property with a purpose built legal basement suite, look no more. The 3 bedroom Main Unit has a open floor plan and move in ready. The basement has 2 bedroom plus 1 small bedroom or den/office that is ready to be rented as a mortgage helper. Even better; Gas, Water, Electricity are separately metered for basement suite so tenants can register their own utilities. The garage is also divided into 2 separate bays, the driveway is big enough for an additional 3 cars. It is conveniently located close to Yellowhead Trail to get around the City but far enough into the residence for the peace and quietness of the neighbourhood.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453898  |
| Price          | \$480,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,132     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12037 58 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3X2         |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Instant, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                     |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                 |
| Stories      | 2                                                                                         |
| Has Suite    | Yes                                                                                       |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                       |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 06           |

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Listing information last updated on August 25th, 2025 at 12:32am MDT