

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

MLS® #E4453898

**\$480,000**

5 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

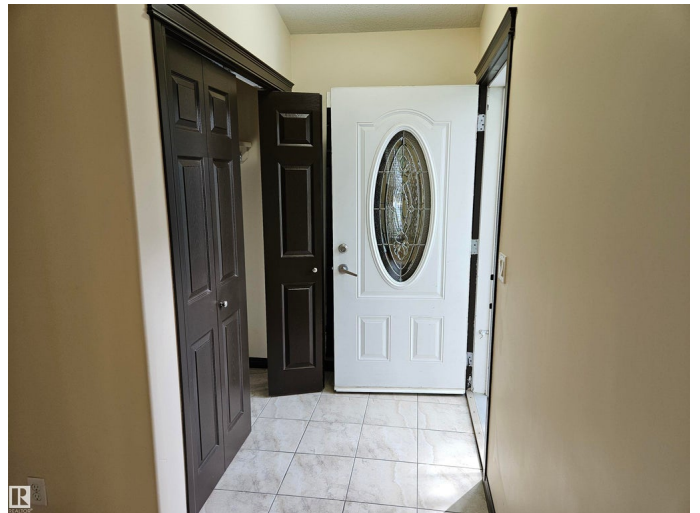
Newton, Edmonton, AB

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 is a 2 bedroom plus a den/office 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 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	1
Zoning	Zone 06

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Listing information last updated on August 21st, 2025 at 2:02am MDT