\$464,900 - 12207 58 Street, Edmonton

MLS® #E4437215

\$464.900

5 Bedroom, 2.00 Bathroom, 1,154 sqft Single Family on 0.00 Acres

Newton, Edmonton, AB

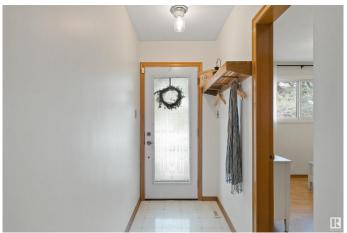
This extensively renovated (2025) raised bungalow now features a legal basement suite, making it a cash-positive revenue property with no additional investment required. Recent upgrades include shingles (2024), living room and basement windows (2025), heated/insulated/oversized garage with 220v, stacked washers and dryers for each suite (2025). The main floor offers 3 bedrooms, 4pc bathroom, quartz counters, newer windows, and character touches like a sliding barn door and built-in shelving. The new legal basement suite has 2 large bedrooms and a den, bright living space with large windows, private front entrance, and private access to the laundry room. Additional highlights include topped-up attic insulation, plenty of storage and parking for each suite, and a low-maintenance, fully fenced yard with mature trees and paver stone landscaping. Located near Yellowhead and 50th St with quick access to downtown, Henday, and 75th St. Cash-positive, turnkey, attractive to tenants, low maintenance. It has it all!

Built in 1958

Essential Information

MLS® # E4437215 Price \$464,900







Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,154

Acres 0.00

Year Built 1958

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

Community Information

Address 12207 58 Street

Area Edmonton

Subdivision Newton

City Edmonton

County ALBERTA

Province AB

Postal Code T5W 3X6

Amenities

Amenities Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks

Parking 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over

Sized

Interior

Appliances Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Window

Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed May 17th, 2025

Days on Market 37

Zoning Zone 06

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