

Courtesy Of Sarah J Leib Of RE/MAX River City

## \$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!

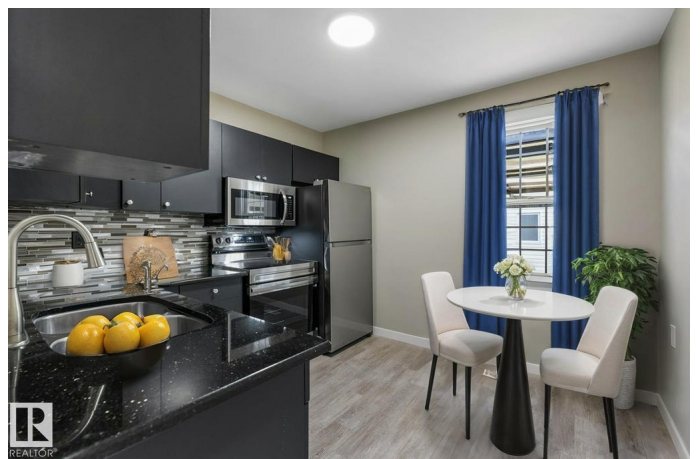
Built in 1941

### 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                18  
Zoning                              Zone 06

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Listing information last updated on October 11th, 2025 at 7:47pm MDT