

## \$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	48
Zoning	Zone 06

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Listing information last updated on July 4th, 2025 at 8:17pm MDT