

Courtesy Of Christy I Van Dyke Of Local Real Estate

## \$490,000 - 12327 57 Street, Edmonton

---

MLS® #E4442512

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Welcome to this custom-built 4-level split, perfectly positioned directly across from a beautiful, tree-lined park. Over 2010 sq ft of finished space & brimming with potential, this home features original finishes throughout, offering the perfect canvas for someone looking to personalize while preserving its unique character. The spacious layout provides generous room across all 4 levels, making it ideal for families, home-based professionals, or in need of flexible living space. You'll find 3 bedrooms, 3 full bathrooms & both formal & casual living areas designed with comfort & functionality. Large windows bring in natural light & park views, adding to the home's inviting atmosphere. Lovingly maintained this home is move-in ready or can be updated to match your personal style. Large lot w/ RV parking. The location is truly unbeatable—quiet, family-friendly, & within walking distance to schools, pathways, & everyday amenities. If you're looking for a home with character and charm, you have found the place

Built in 1988

### Essential Information

MLS® # E4442512

Price \$490,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	12327 57 Street
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5E8

### Amenities

Amenities	Deck, Patio, Vaulted Ceiling, Vinyl Windows, Workshop
Parking Spaces	4
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Park/Reserve, Public

	Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
Zoning	Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 8:17pm MDT