



# 12024 53 Street Edmonton AB

\$289,900

Located on a TREE LINED street; A Bungalow Half Duplex in Newton! Great LOCATION, close to a PARK! Walk into a big BRIGHT living room finished with WIDE PLANK laminate flooring, perfect for entertaining. Eat in the SPACIOUS dining room with built in China cabinet and TILED FLOOR that extends into the U-shaped kitchen. Around the corner is a SEPARATE ENTRANCE that leads to the basement, a great option for future development! Down the hallway is a 4 piece bath. 3 ample bedrooms finish off the main floor & are great for a family, guests or home office scenario. Basement is partly finished with painted floor, FAMILY ROOM, UPGRADED FURNACE (2016) and HOT WATER TANK (2023), Large bedroom with a sizeable storage area beneath the stairs. Another bedroom is found at the end of the hall with a LAUNDRY AREA completing the floor. Play in the FENCED YARD and PARK in your OVERSIZED DOUBLE GARAGE w/flat roof that was replaced in 2021. Shows nice and clean, see it, you'll LOVE this place!

Listing Presented By:



Originally Listed by:  
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