

## \$475,000 - 12327 57 Street, Edmonton

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MLS® #E4442512

**\$475,000**

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 \$475,000



|                |                        |
|----------------|------------------------|
| 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 | 49              |
| Zoning         | Zone 06         |

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Listing information last updated on August 2nd, 2025 at 4:47am MDT