

## \$549,000 - 11929 54 Street, Edmonton

MLS® #E4426207

**\$549,000**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Newton, Edmonton, AB

UNIQUE PROPERTY OFFERING SO MANY POSSIBILITIES! 1132 MTR2 (.28 Acre) LOT (99 FT WIDE X 123 FT DEEP)! WELL MAINTAINED CHARACTER HOME RADIATING PRIDE OF OWNERSHIP! MASSIVE 1175 FT<sup>2</sup> HEATED GREENHOUSE! 26 X 24 FT GARAGE + RV PARKING! Excellent opportunity for a Developer to subdivide into 3 lots and build large homes or half-duplexes with 4 units per lot; or subdivide into four 25 foot lots and build four skinnies; or subdivide into two 50 foot lots and build as many as 16 units; or look into creative Commercial opportunities. The house, greenhouse and garage are in excellent condition so one may choose this as their home, especially folks with a green thumb taking advantage of an opportunity to grow whatever your heart desires. What about those looking for a holding property? Excellent revenue opportunity as the house, greenhouse and garage will all generate good income streams. With Edmonton's economy and real estate market in a definite upswing, this is a good time to acquire land in desirable areas.

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426207  |
| Price  | \$549,000 |



|            |                 |
|------------|-----------------|
| Bathrooms  | 1.00            |
| Full Baths | 1               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11929 54 Street |
| Area        | Edmonton        |
| Subdivision | Newton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3N1         |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Detached, Over Sized, RV Parking |

### Interior

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 12,185 ft2 (.28 Acres)                                                                                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 100              |
| Zoning         | Zone 06          |

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Listing information last updated on June 26th, 2025 at 5:32am MDT