

## \$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
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### 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	74
Zoning	Zone 06

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Listing information last updated on May 31st, 2025 at 3:32am MDT