

## \$350,000 - 12214 48 Street, Edmonton

MLS® #E4437019

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Mature, tree-lined streets are the perfect backdrop to this property in Bergman! Situated on a sizeable 55'x120' lot, this bungalow features a large foyer to welcome your guests, a spacious living room, open kitchen & dining area with full-height cabinetry & stone countertops, back-hall mudroom, 3 bedrooms, 2 bathrooms, a partially-finished basement, and double-detached garage. This home has also undergone several upgrades in the last few years to include a new roof (2021), new windows (2021), new weeping tile, sump-pump, & gutters (2021), new siding (2022), newer composite deck (2019), and new metal fencing around the perimeter (2023). And the best part? There's TWO driveways – one at the front, and one at the back – offering you plenty of room to park an RV & store your toys. Within walking distance to schools & parks, with easy access to the Yellowhead, you're going to love what this home has to offer.

Built in 1930

### Essential Information

MLS® # E4437019

Price \$350,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 1930                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12214 48 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 0Y2         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Deck, No Smoking Home, R.V. Storage, See Remarks |
| Parking   | Double Garage Detached                           |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

Date Listed May 16th, 2025

Days on Market 97

Zoning Zone 23

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