

## \$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 80

Zoning Zone 23

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Listing information last updated on August 4th, 2025 at 7:48pm MDT