

## **\$319,900 - 12214 48 Street, Edmonton**

MLS® #E4459505

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Prepare to be impressed with all the modern updates in this classic home! There's new plumbing and wiring, quartz countertops, full-height kitchen cabinets and stainless steel appliances. The front and back enclosed porches are larger than expected, offering lots of storage. The almost-finished basement has a rec room, bedroom, bathroom, laundry and pot lights throughout. The deluxe basement shower enclosure will be assembled prior to closing. (Sellers paid \$4,000 for plumbing and kit). The spa-like bathroom also features a double vanity and a Bluetooth enabled mirror. Exterior updates include vinyl siding, house shingles, eaves on house and garage, insulation to walls and attic, weeping tile, and new vinyl windows upstairs and down. The fully-fenced back yard has a newer composite deck. This 55 x 120 lot has a double garage plus ample RV parking, with front and back driveways and secure gates. Meticulously cared for, this updated Bergman home offers great value!

Built in 1930

### **Essential Information**

MLS® # E4459505

Price \$319,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| 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, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Detached            |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

Date Listed September 25th, 2025

Days on Market 39

Zoning Zone 23

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