

## \$425,000 - 11211 44 Street, Edmonton

MLS® #E4439482

**\$425,000**

5 Bedroom, 3.00 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Perfect family home steps away from the river valley! This spacious bi-level has 5 BEDROOMS & 3 FULL BATHROOMS in more than 2700 square feet. The west-facing living room with VAULTED CEILING is flooded with natural light from large windows. The nearby kitchen is open to the dining room & has tons of cabinet storage. On the main level, 2 bedrooms share a full bathroom, while the primary bedroom has its own 3-piece ensuite. The finished basement comes complete w/ 2 more bedrooms, a full bathroom & family room with potential wet bar or second kitchen. Never run out of storage again with large closets & a huge garden shed. The double detached garage offers covered parking or even more storage! The low-maintenance, fully-fenced yard is perfect for kids or pets. Feel comfortable knowing that many upgrades have been done including shingles (2018), furnace (2018), basement bathroom (2021), carpet (2023) & vinyl plank floor (2022). Love living on this quiet, tree-lined street surrounded by friendly neighbours.

Built in 1968

### Essential Information

MLS® # E4439482

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11211 44 Street |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2R5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Insulated, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Ivor Dent School |
| Middle     | Ivor Dent School |
| High       | Eastglen School  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 23        |

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Listing information last updated on June 17th, 2025 at 11:17am MDT