

## \$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
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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 16th, 2025 at 10:32pm MDT