

\$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	19
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 1:17pm MDT