Courtesy Of Lydia Probert Of Linc Realty Advisors Inc

$334,999 - 11817 44 Street, Edmonton

MLS® #E4440174

$334,999
3 Bedroom, 1.50 Bathroom, 1,256 sqft
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This bright and welcoming 3-bedroom, 2-bath home offers a comfortable layout with a spacious main floor and a partially open concept design. Large windows fill the home with natural light, and thoughtful updates over the years have added to its charm and livability. The oversized double garage provides plenty of space for vehicles, storage, or hobbies. Whether you're a first-time buyer looking for a place to call home or an investor seeking a solid rental, this property offers great potential at an approachable price.

Built in 1935

Essential Information

MLS® #	E4440174
Price	$334,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,256
Acres	0.00
Year Built	1935
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11817 44 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2S4

Amenities

Amenities	Dog Run-Fenced In, Hot Water Natural Gas
Parking	Double Garage Detached, Front/Rear Drive Access, Over Sized, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 3rd, 2025
Days on Market	69
Zoning	Zone 23

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