

Courtesy Of Rick Schmidt Of MaxWell Polaris

## **\$585,000 - 11632 48 Avenue, Edmonton**

MLS® #E4434777

### **\$585,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

RARE OPPORTUNITY TO LIVE IN ONE OF EDMONTON'S MOST COVETED AREAS - MALMO PLAINS! This home is ready for you to move in and enjoy. With a host of upgrades, this home boasts over 2500 SQFT of finished living space - a rarity in the area! Enjoy an endless list of updates, including, many updated appliances, flooring, paint, lighting, central a/c, remote window coverings & more. Lovingly maintained & enhanced w/ a modern kitchen, pleasing colour palette, functional layout & a HUGE main floor family room. The basement is FULLY FINISHED w/ additional bedroom, recreation area, 3-pc bathroom & den. The backyard will be your private oasis with mature trees, large deck & plenty of space for your gardening needs. The double garage comes w/ a new garage door & the perfect place to keep your vehicles out of the elements. Enjoy quick proximity to all SW Edmonton offers, including excellent schools, transportation, shopping & recreation. Quick access to downtown, U of A & Whitemud Freeway completes the package!

Built in 1964

### **Essential Information**

MLS® # E4434777

Price \$585,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,521                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11632 48 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0E6         |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                   |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                              |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stucco, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                        |

### School Information

|            |              |
|------------|--------------|
| Elementary | Malmo School |
| Middle     | Avalon       |
| High       | Harry Ainlay |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 15       |

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Listing information last updated on May 9th, 2025 at 6:02pm MDT