

\$259,900 - 11811 44 Street, Edmonton

MLS® #E4462378

\$259,900

3 Bedroom, 1.50 Bathroom, 1,118 sqft
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this fantastic 2 storey home situated in the convenient community of Beacon Heights! Features 3 bedrooms/1.5 bathrooms/living room & kitchen. Main floor offers large & bright living rm/stunning laminate floorings throughout. Dining area adjacent to spacious kitchen offers modern cabinetries & porcelain tile floorings. Main floor 1/2 bath. Upper level offers 3 generous bedrooms all w newer porcelain tile floorings & a 4 piece bathroom. Back door entrance to basement, c/w laundry & utility rm/plenty spaces for future dev. Landscaped & fenced yard/your private oasis for relaxation & entertainment! Recent upgrades: Brand new kitchen counter/cabinets/dishwasher & microwave hood fan. Fridge/paint/kitchen floorings (within 3 yrs). Windows/100amp electrical panel/bedroom flooring/upper bathroom/bathtub/granite counter/doors(within 2 yrs)/entire house has LED lights. Carpet free home! Only steps to school/playground/bus/school/shopping & all amenities. Perfect for live in or investment! Don't miss!

Built in 1972

Essential Information

MLS® #	E4462378
Price	\$259,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,118
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	11811 44 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2S4

Amenities

Amenities	See Remarks
Parking	Front Drive Access, No Garage, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Beacon Heights/Lawton
Middle Newton School

Additional Information

Date Listed October 14th, 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 November 1st, 2025 at 10:02pm MDT