

\$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

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|------------|------------------|
| Elementary | Ivor Dent School |
| Middle | Ivor Dent School |
| High | Eastglen School |

Additional Information

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|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 23 |

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Listing information last updated on June 17th, 2025 at 9:02am MDT