

## \$239,900 - 11811 44 Street, Edmonton

MLS® #E4466197

**\$239,900**

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 in the convenient community of Beacon Heights! Features 3 bedrooms, 1.5 bathrooms, a bright living room & a kitchen. Main floor boasts a sun-filled living rm w stunning laminate flooring throughout. Dining area adjacent to a spacious kitchen, offers modern cabinetry & tile flooring. A convenient 1/2 bath on main level. Upstairs you'll find 3 generous bedrooms, all w newer tile flooring & a 4-pc bathroom. Back door entrance to basement c/w laundry/utility rm & lots of space for future dev. Landscaped & fenced yard, your private oasis for relaxation. Upgrades incl: brand new kitchen countertops/cabinets/dishwasher/microwave hood fan. Shingles (10 yrs). Fridge/painting/kitchen flooring (3 yrs). Newer windows/100 amp electrical panel. Bedrm flooring/upper bathrm/bathtub/granite counter/doors(2yrs). Entire house has LED LIGHTS. Carpet free home! Just steps to schools/playground/Â bus routes/shopping & all amenities. Perfect for living in or as an investment. Don't miss!

Built in 1972

### Essential Information

MLS® # E4466197

Price \$239,900



|                |               |
|----------------|---------------|
| 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                      November 19th, 2025  
Zoning                              Zone 23

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