

## **\$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                14  
Zoning                              Zone 23

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