

**\$319,900 - 11817 44 Street, Edmonton**

MLS® #E4457772

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,256 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This bright and welcoming 3-bedroom, 2-bath home offers a comfortable layout with a spacious main floor and a partially open concept design. Large windows fill the home with natural light, and thoughtful updates over the years have added to its charm and livability. The oversized double garage provides plenty of space for vehicles, storage, or hobbies. Whether you're a first-time buyer looking for a place to call home or an investor seeking a solid rental, this property offers great potential at an approachable price.

Built in 1935

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457772               |
| Price          | \$319,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,256                  |
| Acres          | 0.00                   |
| Year Built     | 1935                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11817 44 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2S4         |

## Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Dog Run-Fenced In, Hot Water Natural Gas                                              |
| Parking   | Double Garage Detached, Front/Rear Drive Access, Over Sized, Parking Pad Cement/Paved |

## Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                             |
| Stories           | 2                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Unfinished                                      |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Back Lane, Partially Fenced |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 23              |

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