

\$529,900 - 11708 44 Avenue, Edmonton

MLS® #E4460276

\$529,900

4 Bedroom, 3.00 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to this one-of-a-kind home in the heart of Royal Gardens! With over 3,400sqft of living space this unique property features 3 beds (2 up, 1 down) & 3 baths, providing plenty of room for family & guests! Your spacious main floor is filled with natural light & offers an inviting layout with endless potential to create the home of your dreams. Here you'll find 2 bedrooms including a grand primary suite with a spacious ensuite & it's own fireplace! Create memories as you host family gatherings with tons of room! Your lower level offers another bedroom, a full bath, & plenty of flexible living space, including a den. With its large size, character, & location, this property is truly one of a kind. Nestled in a mature, established neighbourhood close to top schools, parks, shopping, & transit, this is a rare opportunity to own a home in one of Edmonton's most sought-after communities. FULLY FURNISHED OPTION AVAILABLE to purchase the majority of the antiques for an additional \$45k (valued at over \$200k!)

Built in 1969

Essential Information

MLS® # E4460276

Price \$529,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,110
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11708 44 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0Z6

Amenities

Amenities	Front Porch, Patio
Parking Spaces	2
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, Ski Hill Nearby
Roof	Cedar Shakes
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	30
Zoning	Zone 16

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