

## \$449,900 - 11404 44 Avenue, Edmonton

MLS® #E4436195

**\$449,900**

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Charming open-beam bungalow in the sought-after community of Royal Gardens! This home features 3 spacious bedrooms, 1.5 baths, and a large eat-in kitchen with newer fridge (2022) and garburator, perfect for family meals. Enjoy the bright and airy open-concept living and dining rooms with a beautiful brick wood-burning fireplace as the centerpiece. The finished basement offers additional space for a rec room, home office, or gym, newer furnace (2022), and a second fridge. Sitting on an extra-large pie-shaped lot, the property boasts a huge backyard—ideal for outdoor entertaining, gardening, or future expansion. Recent upgrades include exterior newly painted, new gutters, and new wiring to the thermostat. Incredible potential in a well-established neighborhood close to schools, parks, transit, and shopping. A perfect opportunity to make this home your own!

Built in 1965

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436195  |
| Price      | \$449,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11404 44 Avenue          |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0Z2                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 13th, 2025

Days on Market 9

Zoning Zone 16

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Listing information last updated on May 22nd, 2025 at 6:02am MDT