

\$599,900 - 11735 44 Avenue, Edmonton

MLS® #E4432378

\$599,900

5 Bedroom, 3.50 Bathroom, 1,906 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

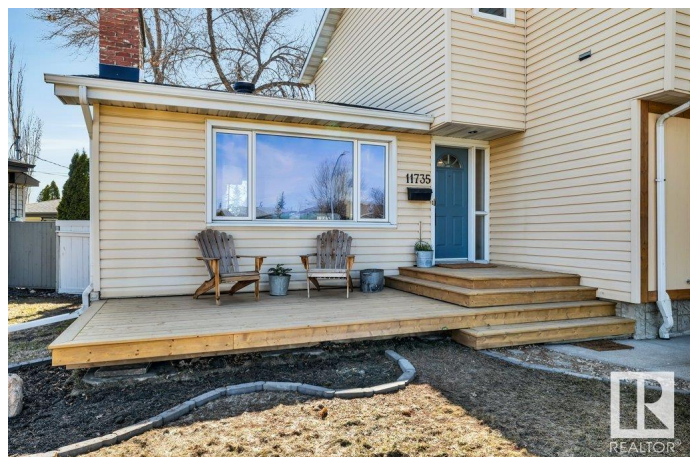
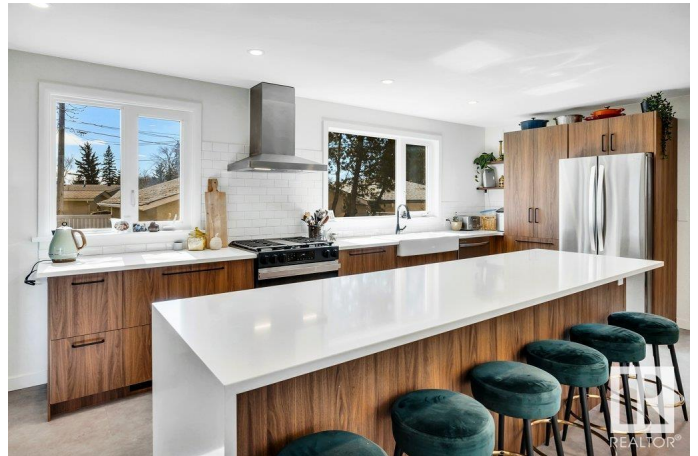
The owners of this Royal Gardens home have recently INVESTED OVER \$100,000 in renovations. The BRAND NEW BASEMENT development features a laundry room, bedroom, full bath, and spacious rec room â€” perfect for guests or extended family. The MAIN FLOOR was reconfigured to include a rare PRIMARY BEDROOM with ensuite, plus a GORGEOUS KITCHEN RENOVATION with NEW APPLIANCES and stylish finishes. The main also has a NEWLY ADDED HALF BATH in addition to the family room and dining areas. Upstairs offers 3 large bedrooms and a full bath, bringing the total to 5 BEDROOMS and 3.5 BATHROOMS â€” ideal for larger or multigenerational families. Most windows have been replaced, and the home is MOVE-IN READY from top to bottom. Sunny SOUTH BACKING YARD complete with big trees for shade and privacy. Double detached 22x24 garage with extra space for RV parking. Wonderful south central location only a few minutes from Southgate, the LRT, highly rated schools, the University of Alberta & Whitemud Ravine trails!

Built in 1968

Essential Information

MLS® # E4432378

Price \$599,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,906 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 11735 44 Avenue |
| Area | Edmonton |
| Subdivision | Royal Gardens (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0Z7 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home |
| Parking Spaces | 5 |
| Parking | Double Garage Detached, RV Parking |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Fresh Air, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, No Through Road, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------|
| Elementary | Richard Secord |
| Middle | Vernon Barford |
| High | Harry Ainlay |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 16 |

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Listing information last updated on April 29th, 2025 at 3:47pm MDT