

\$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 12

Zoning Zone 16

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