

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

MLS® #E4436195

**\$449,900**

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

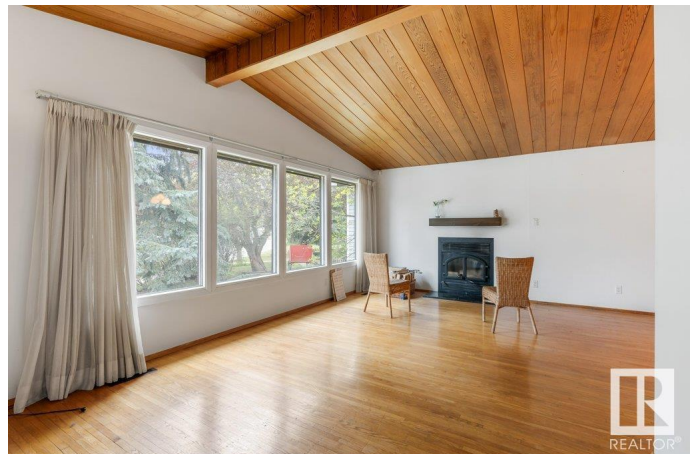
Royal Gardens (Edmonton), Edmonton, AB

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 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. Sitting on an extra-large pie-shaped lot, the property boasts a huge backyard—ideal for outdoor entertaining, gardening, or future expansion. 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	1
Zoning	Zone 16

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Listing information last updated on May 14th, 2025 at 11:17am MDT