

## \$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 | 32                |
| Zoning         | Zone 16           |

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Listing information last updated on November 2nd, 2025 at 7:02pm MST