

## \$449,000 - 11451 44a Avenue, Edmonton

MLS® #E4450612

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Prime location in Royal Gardens! This updated home sits on a large, fully fenced lot and is north-facing, making the sun-soaked south-facing backyard perfect for garden lovers or sun seekers. This sweet updated home offers quick access to Southgate Mall, Whitemud Drive, many schools, and the scenic Whitemud Creek Ravine perfect for outdoor enthusiasts offering some of the best trails to hike and cycle in town. Enjoy the vibrant Royal Gardens Community League with a hall, outdoor rink, basketball, pickleball, and tennis courts. Confederation Leisure Centre is also nearby. Inside, you'll find numerous upgrades: new windows, interior doors, flooring, paint, newer shingles, hot water tank, furnace, and a renovated bathroom. The oversized double detached garage adds convenience and storage. Ideal for multigenerational living with a fully finished basement featuring an in-law suite. A move-in-ready home in a family-friendly, in an amenity-rich neighbourhood is calling your name! Some photos virtually staged.

Built in 1966

### Essential Information

MLS® # E4450612

Price \$449,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11451 44a Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1A1

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	École Richard Secord
Middle	Vernon Barfield
High	Harry Ainlay

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 16

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