

## **\$425,000 - 12231 44 Street, Edmonton**

MLS® #E4458321

**\$425,000**

5 Bedroom, 2.50 Bathroom, 1,086 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this Charming 1,085 SqFt. Bungalow in the Community of Bergman. Situated on a Quiet Street this Home Would be Perfect for a Young Family or First Time Home Buyer. Featuring 5 Bedrooms-3 on the Main & 2 Down(one basement bedroom requires a closet or wardrobe cabinet), 2.5 Baths, & an Oversized Detached Garage with 10-Foot Doors-Making it Ideal for a Workshop, Extra Storage, Boat/RV Parking. The Large Exterior Garage Parking Pad also Makes for Ample Additional Outdoor Parking/Storage. The property is Fully Landscaped and Fenced, with a Beautiful Patio to Sit and Relax or Entertain on. The Main Living Area is Bright and Spacious. Easily Access your Outdoor Patio Conveniently from your Kitchen Dining Area. Enjoy Year-Round Comfort with Central A/C. Conveniently Located Near Schools, Parks, Shopping, Public Transportation, Wayne Gretzky Drive, Yellowhead Trail, Anthony Henday Drive & More, this Home is a Must See & is Ready to Welcome its Next Family! \*Some Photos Have Been Virtually Staged.

Built in 1983

### **Essential Information**

MLS® # E4458321

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,086                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12231 44 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 4Z5         |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Wet Bar                                                    |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized, Parking Pad Cement/Paved, RV Parking |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Woodstove, See Remarks                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Concrete, Vinyl                                                                                   |
| Foundation        | Slab                                                                                              |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Father Leo Green |
| Middle     | St. Nicholas     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 23              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 5:48am MDT