

# \$675,000 - 12606 44 Street, Edmonton

MLS® #E4462011

## \$675,000

4 Bedroom, 3.00 Bathroom, 2,100 sqft  
Single Family on 0.00 Acres

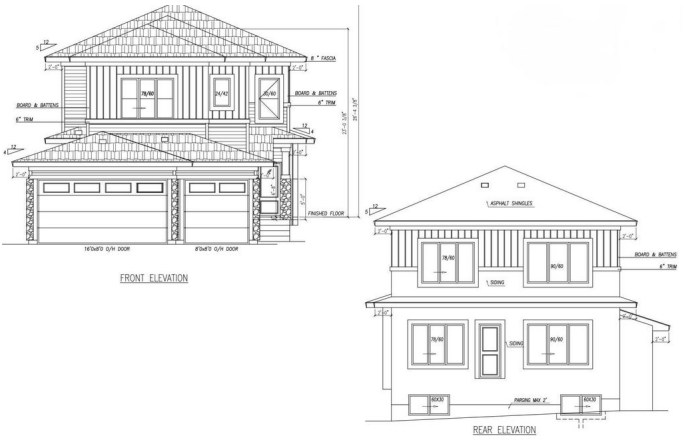
Homesteader, Edmonton, AB

This beautiful custom-built home has a triple car garage provides plenty of parking and storage space and a great layout designed for everyday living. Inside, the main floor features a spacious mudroom, a den or home office, and a full 3-piece bathroom. The living area is open to below giving it a bright and spacious feel, perfectly connected to the modern kitchen, complete with a spice kitchen and pantry. A cozy dining nook overlooks the backyard, ideal for family meals or entertaining. Upstairs, youâ€™™ll find a bonus room, a large primary bedroom with an indent ceiling, walk-in closet and a 5-piece ensuite. Plus two more bedrooms that share a full bathroom. The laundry room is also upstairs, making it super convenient.

Built in 2025

### Essential Information

MLS® #	E4462011
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12606 44 Street
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1V4

### Amenities

Amenities	Detectors Smoke
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	Zone 35

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Listing information last updated on October 14th, 2025 at 10:17pm MDT