

## \$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 | 18              |
| Zoning         | Zone 16         |

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 August 18th, 2025 at 7:17pm MDT