

\$529,900 - 11708 44 Av Nw, Edmonton

MLS® #E4460276

\$529,900

4 Bedroom, 3.00 Bathroom, 2,110 sqft

Single Family on 0.14 Acres

Royal Gardens (Edmonton), Edmonton, Alberta

Welcome to this one-of-a-kind home in the heart of the sought after community of Royal Gardens! With over 3,400 sq ft of living space, this unique property features 3 bedrooms (2 up, 1 down) & 3 bathrooms, 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 with both space and potential in one of Edmonton's most sought-after communities. Don't miss your chance to make it your own!!! (id:6289)

Built in 1969

Essential Information

Listing #	E4460276
Price	\$529,900
Bedrooms	4
Bathrooms	3.00



Square Footage	2,110
Acres	0.14
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11708 44 Av Nw
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6J0Z6

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill
Parking Spaces	2
Parking	Stall

Interior

Appliances	Dishwasher, Dryer, Oven - Built-In, Microwave, Refrigerator, Stove, Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Professionals
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