

## \$519,000 - 15211 44 Street, Edmonton

MLS® #E4446308

**\$519,000**

3 Bedroom, 2.50 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

Miller, Edmonton, AB

Welcome to this spacious and well-maintained home in the desirable community of Miller, offering over 2,100 sqft with 3 bedrooms, 2.5 bathrooms, a big bonus room, and a HEATED, OVERSIZED DOUBLE ATTACHED GARAGE. Features include CENTRAL A/C, WATER SOFTENER, and an AUTOMATIC LAWN IRRIGATION SYSTEM. The bright east-facing backyard has patio doors leading to a fully fenced yard with mature trees, a low-maintenance deck, and a storage shed. The main floor offers a functional layout with a large living room, dining area, and 2-piece bathroom. Upstairs features 3 spacious bedrooms, 2 full bathrooms, and a generous bonus room. The 9-FT CEILING BASEMENT is undeveloped and ready for your personal touch. Ideally located near Manning Town Centre, Clareview LRT, Costco, Superstore, and with easy access to Anthony Henday Drive—this home offers the perfect mix of space, comfort, and convenience.

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446308  |
| Price     | \$519,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,099                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 15211 44 Street |
| Area        | Edmonton        |
| Subdivision | Miller          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3C4         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck                        |
| Parking   | Double Garage Attached, Heated, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Vinyl Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025  
Days on Market                22  
Zoning                              Zone 02



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