

## \$279,000 - 11810 49 Street, Edmonton

MLS® #E4449178

**\$279,000**

4 Bedroom, 2.00 Bathroom, 801 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

First time buyer and investor alert. This well maintained home is situated on corner lot approx 50â€™ x 124â€™ with a RV PAKRING. Offering Endless Redevelopment Opportunities. Recent updates include a new electrical panel, new shingle, furnace, hot water tank, soffit, fascia, and eaves. Upon entry, you will be greeted with Spacious living room ,a bright kitchen, 2 generously sized bedrooms and a family bath with Jacuzzi tub completes the main floor. Downstairs youâ€™ll find a large family room, a 3 pieces bath, 2 more bedrooms and large storage / laundry area. Donâ€™t forget the oversized 2 car garage with newer overhead door and opener along with gas-line roughed in. Close to all amenities, shopping, restaurants and schools and the river valley is only minutes away. Donâ€™t miss out.

Built in 1956

### Essential Information

MLS® #	E4449178
Price	\$279,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11810 49 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2Z8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Front Drive Access, Over Sized, RV Parking

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	5
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 July 27th, 2025 at 10:02pm MDT