

# \$349,649 - 11933 50 Street, Edmonton

MLS® #E4455919

## \$349,649

5 Bedroom, 2.00 Bathroom, 1,056 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

PERFECT FOR MULTIGENERATIONAL FAMILIES OR INVESTORS! Welcome to this charming detached bungalow offering 1,056 sq. ft. of living space! The main floor features three spacious bedrooms and one full bath, while the fully finished basement adds incredible value with two additional bedrooms, a full bath, and a SECOND KITCHEN & LIVING SPACE—ideal for multigenerational living or investment opportunities. Enjoy peace of mind with numerous recent upgrades, including a new high-efficiency furnace, Newer vinyl windows on main, a newer, hot water tank, upgraded insulation, RECENT AIR CONDITIONER, and a durable new torch-down roof (2023) that is expected to last for years to come. Laundry is conveniently located in a central location between upper and basement living areas! Don’t miss your chance to own this well-maintained property with endless potential! Oversized single garage keeps your car from the elements!



Built in 1959

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455919  |
| Price    | \$349,649 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,056                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11933 50 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3C1         |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Air Conditioner, Fire Pit |
| Parking Spaces | 4                         |
| Parking        | Single Garage Detached    |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Stories      | 2                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                    |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

Date Listed               September 3rd, 2025  
Days on Market       56  
Zoning                    Zone 23

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