

# \$599,900 - 11735 44 Avenue, Edmonton

MLS® #E4432378

**\$599,900**

5 Bedroom, 3.50 Bathroom, 1,906 sqft  
Single Family on 0.00 Acres

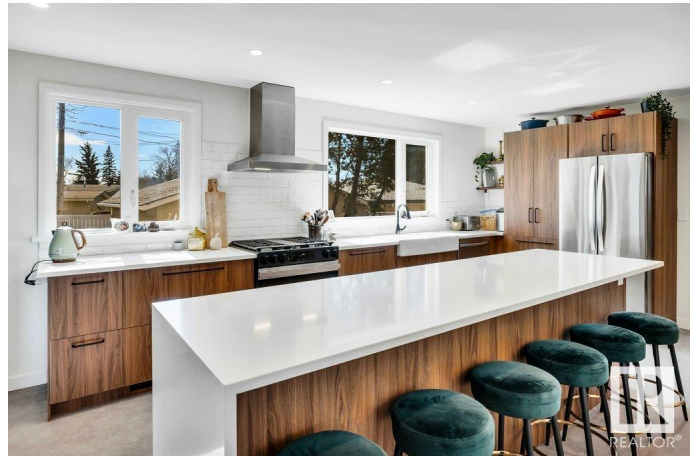
Royal Gardens (Edmonton), Edmonton, AB

The owners of this Royal Gardens home have recently INVESTED OVER \$100,000 in renovations. The BRAND NEW BASEMENT development features a laundry room, bedroom, full bath, and spacious rec room – perfect for guests or extended family. The MAIN FLOOR was reconfigured to include a rare PRIMARY BEDROOM with ensuite, plus a GORGEOUS KITCHEN RENOVATION with NEW APPLIANCES and stylish finishes. The main also has a NEWLY ADDED HALF BATH in addition to the family room and dining areas. Upstairs offers 3 large bedrooms and a full bath, bringing the total to 5 BEDROOMS and 3.5 BATHROOMS – ideal for larger or multigenerational families. Most windows have been replaced, and the home is MOVE-IN READY from top to bottom. Sunny SOUTH BACKING YARD complete with big trees for shade and privacy. Double detached 22x24 garage with extra space for RV parking. Wonderful south central location only a few minutes from Southgate, the LRT, highly rated schools, the University of Alberta & Whitemud Ravine trails!

Built in 1968

## Essential Information

MLS® #	E4432378
Price	\$599,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11735 44 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0Z7

### **Amenities**

Amenities	Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home
Parking Spaces	5
Parking	Double Garage Detached, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Fresh Air, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, No Through Road, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Richard Secord
Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on April 25th, 2025 at 8:02am MDT