

## \$529,900 - 11708 44 Avenue, Edmonton

MLS® #E4460276

**\$529,900**

4 Bedroom, 3.00 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

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 youâ€™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 Edmontonâ€™s most sought-after communities. Donâ€™t miss your chance to make it your own!!!

Built in 1969

### Essential Information

MLS® # E4460276

Price \$529,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,110
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11708 44 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0Z6

### Amenities

Amenities	Front Porch, Patio
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 1st, 2025
Days on Market	1
Zoning	Zone 16

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