

# \$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 Royal Gardens! With over 3,400sqft of living space this unique property features 3 beds (2 up, 1 down) & 3 baths, 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 in one of Edmontonâ€™s most sought-after communities. FULLY FURNISHED OPTION AVAILABLE to purchase the majority of the antiques for an additional \$45k (valued at over \$200k!)

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
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Roof Cedar Shakes  
Construction Wood  
Foundation Concrete Perimeter

**Additional Information**

Date Listed October 1st, 2025  
Days on Market 27  
Zoning Zone 16

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