

## \$519,000 - 15211 44 Street, Edmonton

MLS® #E4446308

**\$519,000**

3 Bedroom, 2.50 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

Miller, Edmonton, AB

Welcome to this spacious and well-maintained home in the desirable community of Miller, offering over 2,100 sqft with 3 bedrooms, 2.5 bathrooms, a big bonus room, and a HEATED, OVERSIZED DOUBLE ATTACHED GARAGE. Features include CENTRAL A/C, WATER SOFTENER, and an AUTOMATIC LAWN IRRIGATION SYSTEM. The bright east-facing backyard has patio doors leading to a fully fenced yard with mature trees, a low-maintenance deck, and a storage shed. The main floor offers a functional layout with a large living room, dining area, and 2-piece bathroom. Upstairs features 3 spacious bedrooms, 2 full bathrooms, and a generous bonus room. The 9-FT CEILING BASEMENT is undeveloped and ready for your personal touch. Ideally located near Manning Town Centre, Clareview LRT, Costco, Superstore, and with easy access to Anthony Henday Drive—this home offers the perfect mix of space, comfort, and convenience.

Built in 2003

### Essential Information

MLS® #	E4446308
Price	\$519,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,099
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15211 44 Street
Area	Edmonton
Subdivision	Miller
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3C4

### **Amenities**

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Vinyl Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025  
Days on Market                4  
Zoning                              Zone 02



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