

## \$670,000 - 11424 49 Avenue, Edmonton

MLS® #E4459567

**\$670,000**

4 Bedroom, 2.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Completely renovated bungalow facing a lovely park in the highly sought-after neighbourhood of Malmo Plains! Pride of ownership is evident throughout this gorgeous 1,430 sq ft, 4 bed, 2.5 bath home. Upon entering the spacious foyer, the bright LR feels very inviting, with huge front windows & a gas fireplace. The kitchen feat stainless steel appliances, loads of cabinets, a center island, & a breakfast/dining area overlooking the big back yard. The luxe primary suite feat a custom wardrobe & spacious 4pc ensuite. Two more beds, a 2pc powder room, & a mudroom with in-floor heat round out the main.

Downstairs is equally impressive, feat a large rec room, wet bar with cabinets, & another fireplace. Utility room goodies incl HE furnace, HRV, built-in vac, & an irrigation system. A big 3rd bed, a home gym, & a 4pc bath with in-floor heat complete the basement. The backyard is an oasis, with a fire table, private patios & a hot tub! Heated DB detached garage, AC & so much more!

Built in 1963

### Essential Information

MLS® # E4459567

Price \$670,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11424 49 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0G8

### Amenities

Amenities	Air Conditioner, Hot Tub, Patio, Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 25th, 2025
Days on Market	1
Zoning	Zone 15

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