

\$279,000 - 11810 49 Street, Edmonton

MLS® #E4449178

\$279,000

4 Bedroom, 2.00 Bathroom, 801 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

First time buyer and investor alert. This well maintained home is situated on corner lot approx 50' x 124' with a RV PARKING. Offering Endless Redevelopment Opportunities. Recent updates include a new electrical panel, new shingle, furnace, hot water tank, soffit, fascia, and eaves. Upon entry, you will be greeted with Spacious living room ,a bright kitchen, 2 generously sized bedrooms and a family bath with Jacuzzi tub completes the main floor. Downstairs you'll find a large family room, a 3 pieces bath, 2 more bedrooms and large storage / laundry area. Don't forget the oversized 2 car garage with newer overhead door and opener along with gas-line roughed in. Close to all amenities, shopping, restaurants and schools and the river valley is only minutes away. Don't miss out.

Built in 1956

Essential Information

MLS® #	E4449178
Price	\$279,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11810 49 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2Z8

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Front Drive Access, Over Sized, RV Parking

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	9
Zoning	Zone 23

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Listing information last updated on August 1st, 2025 at 6:02pm MDT