

## \$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 4:17am MDT