

## \$558,800 - 11440 Malmo Road, Edmonton

MLS® #E4454268

**\$558,800**

5 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Welcome to Malmo Plains, one of the most sought-after Southgate communities. This 1238 sqft bungalow sits on a 6000+ sqft lot and offers 3 bedrooms and 1.5 baths on the main floor. Bright natural light flows through the spacious living area and the fully remodeled kitchen. The finished basement with separate entrance features 2 additional bedrooms, a large family room, and a roughed-in kitchen—offering excellent potential for rental income. Outside, enjoy a huge wooden deck and a double detached garage. The home has numerous upgrades including roof, windows, furnace, and an upgraded power supply. Located within walking distance to Southgate Mall and LRT, with quick access to Whitemud Dr and Hwy 2. And Malmo Elementary is also just steps away. A wonderful choice for both living and investment. Don't miss it!

Built in 1965

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454268  |
| Price      | \$558,800 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,238                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11440 Malmo Road |
| Area        | Edmonton         |
| Subdivision | Malmo Plains     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 4M2          |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached                         |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood                                                                |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood                                                                |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

Date Listed August 22nd, 2025

Days on Market 74

Zoning Zone 15

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