

## **\$359,900 - 12218 44 Street, Edmonton**

MLS® #E4438012

**\$359,900**

4 Bedroom, 2.50 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

LOVELY WELL CARED FOR BUNGALOW IN A QUIET NEIGHBOURHOOD! Located in Beacon Heights is this exceptionally well cared for and has tons of potential. Close to elementary school, parks, shopping and the Yellowhead for quick access to everywhere in Edmonton. This home features 3 bedrooms on the main floor with the primary bedroom hosting a 2 pc ensuite that could have a future shower. Main floor is also home to a 4pc main bath, Large living room with beautiful hardwood floors & a freestanding wood burning fireplace with brick background. The functional kitchen features plenty of cabinets & countertops & a window above the sink with a view of the back yard. Basement boasts a Family room, Rec room, 4th bedroom, storage and utility/laundry room as well as a 3 piece bath. Outside is plenty of storage sheds, RV parking pad, pear and apple trees and an oversized double detached garage off a back alley. Garage contents will be staying as will basement bedroom contents. Perfect family home! Donâ€™t miss this one!

Built in 1983

### **Essential Information**

MLS® # E4438012

Price \$359,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,067
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12218 44 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4W8

### Amenities

Amenities	No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 1:17pm MDT