

## \$525,000 - 11211 48 Avenue, Edmonton

MLS® #E4445745

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Terrific opportunity in the desirable community of Malmo! This bi-level home offers over 2000 sqft of total living space, sits upon a 6000 sqft lot facing a green space, and presents the option for a fresh revitalization or redevelopment. The main floor offers an open living/dining area w/large windows, ample kitchen, 2 large bedrooms, and 4-pc bath. The fully finished lower level features a huge rec area, 2 additional bedrooms, additional 3-pc bath, and plenty of storage space. Outside you will enjoy the very mature and private yard. Close to great schools, shopping, Southgate mall/LRT station, and all other amenities. Amazing opportunity in a sought after area!

Built in 1964

### Essential Information

MLS® #	E4445745
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

### Community Information

Address	11211 48 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0C8

### Amenities

Amenities	No Smoking Home, Patio
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Lendrum
Middle	Avalon
High	Harry Ainlay

### Additional Information

Date Listed	June 30th, 2025
Days on Market	18

## Zoning

## Zone 15

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Listing information last updated on July 18th, 2025 at 5:03pm MDT