

Courtesy Of Rick Schmidt Of MaxWell Polaris

# **\$585,000 - 11632 48 Avenue, Edmonton**

MLS® #E4434777

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

RARE OPPORTUNITY TO LIVE IN ONE OF EDMONTON'S MOST COVETED AREAS - MALMO PLAINS! This home is ready for you to move in and enjoy. With a host of upgrades, this home boasts over 2500 SQFT of finished living space - a rarity in the area! Enjoy an endless list of updates, including, many updated appliances, flooring, paint, lighting, central a/c, remote window coverings & more. Lovingly maintained & enhanced w/ a modern kitchen, pleasing colour palette, functional layout & a HUGE main floor family room. The basement is FULLY FINISHED w/ additional bedroom, recreation area, 3-pc bathroom & den. The backyard will be your private oasis with mature trees, large deck & plenty of space for your gardening needs. The double garage comes w/ a new garage door & the perfect place to keep your vehicles out of the elements. Enjoy quick proximity to all SW Edmonton offers, including excellent schools, transportation, shopping & recreation. Quick access to downtown, U of A & Whitemud Freeway completes the package!

Built in 1964

## **Essential Information**

MLS® # E4434777

Price \$585,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11632 48 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0E6

### Amenities

Amenities	Air Conditioner, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
----------	---------------------

Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Malmo School
Middle	Avalon
High	Harry Ainlay

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	8
Zoning	Zone 15

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 14th, 2025 at 10:17am MDT