

## \$365,000 - 11933 50 Street, Edmonton

MLS® #E4442967

**\$365,000**

5 Bedroom, 1.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Excellent investment or live-with-income opportunity! This bungalow features a prime layout with 3 main-floor bedrooms, a large 4-piece bathroom, and a dining room. All kept comfortable with newer windows and Air Conditioning. The basement is perfectly set up with a separate-entrance, 1-bedroom in-law suite, offering significant rental income potential, plus an additional second bedroom for flexibility. You'll find plenty of storage throughout. The property includes a large, fully fenced, east-facing backyard ideal for relaxation, and a single detached garage accessible from the alley. Its convenient location near Yellowhead Trail, bus routes, and shopping enhances its appeal to tenants and homeowners alike.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442967  |
| Price          | \$365,000 |
| Bedrooms       | 5         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,056     |
| Acres          | 0.00      |
| Year Built     | 1959      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11933 50 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3C1         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, Parking-Extra, Storage-In-Suite |
| Parking   | Single Garage Detached                           |

### Interior

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                              |
| Stories      | 2                                                                      |
| Has Basement | Yes                                                                    |
| Basement     | Full, Finished                                                         |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Back Lane, Fenced, Paved Lane, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                      |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 23         |

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