

## \$349,900 - 11933 50 Street, Edmonton

MLS® #E4451384

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Excellent investment or live-in income opportunity! This bungalow features a prime layout with 3 main floor bedrooms, a large 4 piece bathroom, and a dining room with built-in cabinet. All kept comfortable with newer windows and Air Conditioning. The basement is perfectly set up with a separate entrance to a 1 bedroom with kitchen and bathroom perfect for multigenerational living. that was recently refreshed. Offering significant income potential, as well as a second basement bedroom for flexibility. You will find plenty of storage throughout. This property includes a large, fully fenced, east facing backyard ideal for evening relaxation. Single detached garage with access from the back alley. Room to park your RV or boat. The convenient location near Yellowhead Trail, bus routes and shopping enhances its appeal to tenants and homeowners alike.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451384  |
| Price          | \$349,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| 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, Fire Pit, Hot Water Natural Gas, Parking-Extra, R.V. Storage |
| Parking   | 2 Outdoor Stalls, Single Garage Detached                                      |

### **Interior**

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                         |
| Stories      | 2                                                                                                                                 |
| Has Suite    | Yes                                                                                                                               |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### **Exterior**

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

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 6th, 2025 |
|-------------|------------------|

Days on Market 12

Zoning Zone 23

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Listing information last updated on August 17th, 2025 at 11:02pm MDT