

## \$559,000 - 11204 48 Avenue, Edmonton

MLS® #E4452349

**\$559,000**

4 Bedroom, 2.50 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Welcome to this generously sized 4-level split nestled in the heart of Malmo, one of Edmonton's most beloved and established neighborhoods. Situated on a quiet, tree-lined street with a peaceful green space right across the way, this 1600 sq ft home offers the perfect blend of space, location, and opportunity. Set on a large 6,300+ sq ft lot, the property features mature landscaping, including fruit trees that add charm and character to the backyard. While the interior is ready for your personal touch, the solid structure and thoughtful layout provide a fantastic canvas to create your dream home. Prime Location Highlights; steps from schools, easy access to public transit, walking distance to Southgate Mall, minutes from U of A. Whether you're a growing family, an investor, or someone looking to renovate in a prime location, this is a rare opportunity to own in a neighborhood known for its community feel and unbeatable convenience. Endless potential in an unbeatable location—don't miss out!

Built in 1964

### Essential Information

MLS® # E4452349

Price \$559,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,656                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11204 48 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0C7         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, No Smoking Home |
| Parking   | Double Garage Detached             |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                             |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 15           |

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Listing information last updated on August 14th, 2025 at 4:17am MDT