

Courtesy Of Sukhdev Agnihotri Of MaxWell Polaris

## **\$349,000 - 11818 49 Street Nw Nw, Edmonton**

MLS® #E4227956

### **\$349,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft  
Single Family on 0 Acres

Beacon Heights, Edmonton, AB

Beautiful 1679 sq ft 2 story half duplex in the community of Beacon Heights, Offers two separate living and family rooms with kitchen formal dining room and bathroom on main floor .Family room equipped with fire place and nice custom drapes through out .Upstairs this beauty have three large bedrooms , Primary bedroom fitted with 5-piece en-suite and walk-in Closet. Other two bedrooms are very fair size also there is another full bath upstairs and a very open hall way . There is partly finished basement with framing and bathroom rough -in done and separate side entry for further development of in law suite .Back door leads to a back yard and deck facing west to enjoy more sunlight in summer time House comes with single detached garage in back lane House is in mint shape and pride in ownership speaks itself!!!this could be your first choice to call it home!!!

Built in 2008

### **Essential Information**

MLS® #	E4227956
Price	\$349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,679



Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	11818 49 Street Nw Nw
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2Z8

### **Amenities**

Features	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Full, Partly Finished
# of Stories	2

### **Exterior**

Exterior	Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood Frame

# Foundation Concrete

Listing information last updated on April 10th, 2021 at 7:46pm MDT