

\$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	7
Zoning	Zone 15

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Listing information last updated on August 18th, 2025 at 8:17pm MDT