

## \$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
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Days on Market 2

Zoning Zone 23

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Listing information last updated on August 8th, 2025 at 11:33am MDT