

## **\$365,000 - 11933 50 Street, Edmonton**

MLS® #E4442967

### **\$365,000**

5 Bedroom, 1.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Excellent investment or live-with-income opportunity! This bungalow features a prime layout with 3 main-floor bedrooms, a large 4-piece bathroom, and a dining room. All kept comfortable with newer windows and Air Conditioning. The basement is perfectly set up with a separate-entrance, 1-bedroom in-law suite, offering significant rental income potential, plus an additional second bedroom for flexibility. You'll find plenty of storage throughout. The property includes a large, fully fenced, east-facing backyard ideal for relaxation, and a single detached garage accessible from the alley. Its convenient location near Yellowhead Trail, bus routes, and shopping enhances its appeal to tenants and homeowners alike.

Built in 1959

### **Essential Information**

MLS® #	E4442967
Price	\$365,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
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, Parking-Extra, Storage-In-Suite
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Paved Lane, Schools, Shopping Nearby
Roof	SBS Roofing System
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	3
Zoning	Zone 23

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