

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

MLS® #E4442967

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

5 Bedroom, 2.00 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. Room to park your RV or boat. 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	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, 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	19
Zoning	Zone 23

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