

## \$2,200,000 - 11250 50 Avenue, Edmonton

MLS® #E4389096

**\$2,200,000**

4 Bedroom, 4.00 Bathroom, 2,650 sqft

Single Family on 18.33 Acres

Edmonton South Central, Edmonton, AB

FANTASTIC OPPORTUNITY - 18,33 ACCRES WITH CLASSY BUNGALOW HOME , IN THE CITY OF EDMONTON - ON 50 AV.- SW! This property is situated at the EDGE of next development area- just south of 41 av SW, and 111 St . HOME has Classy lay out, with four bedrooms, four bathrooms, dinning, family, and living room, with two fire places on main floor, plus fully finished basement with another bedroom, full bathroom, bonus room, another fire place, bar, pool table, etc.Home also has SUNROOM WITH HOT TUB, and Triple attached garage. Property has separately fenced 3 acres around house with gazebo, greenhouse, barn, and machine shop, while the other 15,33 acres have beautiful tree line, and green space. CITY WATER, GAS AND ELECTRICITY on the property. LOCATION is minutes away from shopping, schools, and major roads - only few hundred meters to Hwy 2/Calgary Trail.

Built in 1979

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4389096    |
| Price      | \$2,200,000 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 4           |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,650                  |
| Acres          | 18.33                  |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11250 50 Avenue        |
| Area        | Edmonton               |
| Subdivision | Edmonton South Central |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6H 4N7                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Patio, Sunroom |
| Parking Spaces | 20   |
| Parking        | Triple Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Dishwasher-Built-In, Refrigerator, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Marble Surround              |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                             |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Picnic Area, Private Setting, Recreation Use, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2024 |
| Days on Market | 343            |
| Zoning         | Zone 32        |

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Listing information last updated on May 2nd, 2025 at 6:17pm MDT