

## \$490,000 - 11531 51 Avenue, Edmonton

MLS® #E4450310

**\$490,000**

4 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

This spacious 4-bedroom, 2.5-bath bungalow in one of Edmonton's most desirable mature neighbourhoods is a solid investment with endless potential & is perfect for a future basement suite. The main floor features a bright living area with huge windows and amazing vaulted ceilings, functional kitchen, dining space & a spacious primary bedroom with a 2-piece ensuite. Step into the permitted 3-season sunroom, perfect for relaxing or entertaining while overlooking your private backyard. The finished basement includes an additional bedroom, full bath, a large 2nd living room & tons of storage—making it perfect for family or future development & income potential. Outside, enjoy a double detached garage & a spacious yard, offering privacy and space for outdoor living. Located just minutes to Southgate Mall, LRT, the University of Alberta, parks, great schools & major routes for easy commuting. This home is a fantastic opportunity for renovators, investors, or anyone looking for a family home in a great location.

Built in 1965

### Essential Information

MLS® # E4450310

Price \$490,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,238                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11531 51 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0M3         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground, See Remarks |
| Parking   | Double Garage Detached                                                   |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 2                                                                                                                                                         |
| Has Suite         | Yes                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|          |                            |
|----------|----------------------------|
| Exterior | Wood, Brick, Metal, Stucco |
|----------|----------------------------|

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Metal, Stucco                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 15         |

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Listing information last updated on August 2nd, 2025 at 1:32pm MDT