

## \$450,000 - 11226 51 Street, Edmonton

MLS® #E4430111

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,419 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

In a neighbourhood as storied and walkable as Highlands, homes like this donâ€™t come along often. Just steps from Ada Boulevard and the River Valley trails, this homeÂ balances classic charm with meaningful updates that support lasting peace of mind. The sewer line was replaced in 2021, and bathrooms and plumbing have seen recent upgrades in 2023 and 2024. These arenâ€™t just renovations, they're the kind of investments that let you move in with confidence. Sunlight fills the main floor throughout the day. The kitchen is functional and refreshed, with updated cabinetry and appliances. The primary bedroom is exceptionally spacious, with two closets and laundry located just steps away, everyday convenience, thoughtfully placed.Â Downstairs you have a one-bedroom, with its own kitchen, bathroom and furnace, offers flexibility or additional space when life calls for it. Out back, the west-facing yard invites quiet evenings and the joy of gardening through the warmer months. \*\*some photos are virtually staged\*\*

Built in 1957

### Essential Information

MLS® #	E4430111
Price	\$450,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,419
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11226 51 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3E8

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Highlands School  
Middle                              Highlands School  
High                                 Eastglen School

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                12  
Zoning                              Zone 09

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