

## \$435,000 - 11142 50 Street, Edmonton

MLS® #E4450711

**\$435,000**

5 Bedroom, 2.00 Bathroom, 1,112 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Remember how you heard location is everything? This one is half a block walk to the river valley. A few steps and you're at the start of THE Ada Boulevard. This isn't just a home purchase, this is a lifestyle upgrade. You can tell from the photos that this house is looking really good. That big window in the front lets in a ton of natural light and just makes the space feel even more spacious. You also get a big west facing backyard. That means tons of afternoon sun all year long. Not to mention how huge the yard is. It's a great space to be outside and enjoy. As a legally suited house, you'll appreciate the added features. Separate in suite laundry for both. Dishwasher in both. And the lower suite is so well laid out you'll have a line up of people wanting to rent. Whether you're an investor or someone looking for that mortgage helper, this one is going to keep attracting great tenants year after year. Come have a look!

Built in 1959

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450711  |
| Price     | \$435,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,112                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11142 50 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 3B2              |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | No Smoking Home, Patio, See Remarks |
| Parking   | Double Garage Detached, RV Parking  |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Suite    | Yes                                                                                     |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

Date Listed August 1st, 2025

Days on Market 1

Zoning Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 9:47am MDT