

## **\$425,000 - 12231 44 Street, Edmonton**

MLS® #E4458321

**\$425,000**

5 Bedroom, 2.50 Bathroom, 1,086 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this Charming 1,085 Square-Foot Bungalow in the Community of Bergman. Situated on a Quiet Street this Home Would be Perfect for a Young Family or First Time Home Buyer. Featuring 5 Bedrooms-3 on the Main & 2 Down(one basement bedroom requires a closet or wardrobe cabinet), 2.5 Bathrooms, and an Oversized Detached Garage with 10-Foot Doors-Making it Ideal for a Workshop, Extra Storage, Boat or RV Parking. The Large Exterior Garage Parking Pad also Makes for Ample Additional Outdoor Parking or Storage. The property is Fully Landscaped and Fenced, with a Beautiful Patio to Sit and Relax or Entertain on. The Main Living Area is Bright and Spacious. Easily Access your Outdoor Patio Conveniently from your Kitchen Dining Area. Enjoy Year-Round Comfort with Central Air Conditioning. Conveniently Located Near Schools, Parks, Shopping, Public Transportation, Wayne Gretzky Drive, Yellowhead Trail, Anthony Henday Drive and More, this Home is a Must See and is Ready to Welcome its Next Family!

Built in 1983

### **Essential Information**

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Price \$425,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12231 44 Street
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4Z5

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Wet Bar
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Slab

**School Information**

Elementary	Father Leo Green
Middle	St. Nicholas

**Additional Information**

Date Listed	September 18th, 2025
Zoning	Zone 23

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