

Courtesy Of Chang Liu Of Century 21 Masters

# \$986,000 - 11232 48 Avenue, Edmonton

MLS® #E4427686

**\$986,000**

8 Bedroom, 4.00 Bathroom, 2,271 sqft  
Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

STUNNING CUSTOM BUILT INFILL HOME FACING PARK! OVER 3,100 SQFT OF LUXURIOUS LIVING SPACE in the highly sought-after Malmo Plains! Features 8 Bedrooms & 4 full Baths, an open concept floor plan, 9 ft ceilings throughout, developed basement w/ seperate entrance, and oversized double garage! SPACIOUS main floor w/ lots Natural light, large windows, Chef inspired Kitchen, custom cabinetry, soft close drawers, quartz island, and S/S appliances! Rear mud room all w/ custom built in shelving, big dining & living room, featuring a linear fireplace. Upstairs boasts 3 spacious bedrooms and HUGE Master suite w/ a large walk-in closet and 5 pcs ensuite bath, mini bonus room and laundry room! FINISHED BASEMENT with 3 bedrooms, 1 full bath, kitchen and laundry! Basement is easily convertible to suit your needs. Top designated schools: Lendrum, Avalon, and Harry Ainlay! Steps to Southgate Mall! Upgraded exteriors with James Hardie throughout. Quick possession & Fully Landscaped!

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4427686  |
| Price  | \$986,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,271                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11232 48 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0C7         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, Infill Property, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Hardie Board Siding   |
| Exterior Features | Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Lendrum School      |
| Middle     | Avalon School       |
| High       | Harry Ainlay School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 15          |

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 April 4th, 2025 at 2:47am MDT