

Courtesy Of Nana Asante-Apeatu Of Liv Real Estate

\$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 don't come along often. Just steps from Ada Boulevard and the River Valley trails, this home 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 aren'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. 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 Suite | Yes |
| 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 | 26 |
| Zoning | Zone 09 |

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Listing information last updated on May 5th, 2025 at 11:32pm MDT