

## \$365,000 - 11933 50 Street, Edmonton

MLS® #E4442967

### \$365,000

5 Bedroom, 2.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Excellent investment or live-with-income opportunity! This bungalow features a prime layout with 3 main-floor bedrooms, a large 4-piece bathroom, and a dining room. All kept comfortable with newer windows and Air Conditioning. The basement is perfectly set up with a separate-entrance, 1-bedroom in-law suite, offering significant rental income potential, plus an additional second bedroom for flexibility. You'll find plenty of storage throughout. The property includes a large, fully fenced, east-facing backyard ideal for relaxation, and a single detached garage accessible from the alley. Room to park your RV or boat. Its convenient location near Yellowhead Trail, bus routes, and shopping enhances its appeal to tenants and homeowners alike.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442967  |
| Price          | \$365,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,056     |
| Acres          | 0.00      |
| Year Built     | 1959      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11933 50 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 3C1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Parking-Extra, Storage-In-Suite |
| Parking   | Single Garage Detached                           |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Paved Lane, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                      |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 23         |

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