

## \$2,200,000 - 11250 50 Avenue, Edmonton

MLS® #E4389096

**\$2,200,000**

4 Bedroom, 4.00 Bathroom, 2,650 sqft

Single Family on 18.33 Acres

Edmonton South Central, Edmonton, AB

FANTASTIC OPPORTUNITY - 18,33 ACCRES WITH CLASSY BUNGALOW HOME , IN THE CITY OF EDMONTON - ON 50 AV.- SW! This property is situated at the EDGE of next development area- just south of 41 av SW, and 111 St . HOME has Classy lay out, with four bedrooms, four bathrooms, dinning, family, and living room, with two fire places on main floor, plus fully finished basement with another bedroom, full bathroom, bonus room, another fire place, bar, pool table, etc.Home also has SUNROOM WITH HOT TUB, and Triple attached garage. Property has separately fenced 3 acres around house with gazebo, greenhouse, barn, and machine shop, while the other 15,33 acres have beautiful tree line, and green space. CITY WATER, GAS AND ELECTRICITY on the property. LOCATION is minutes away from shopping, schools, and major roads - only few hundred meters to Hwy 2/Calgary Trail.

Built in 1979

### Essential Information

MLS® #	E4389096
Price	\$2,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4



Square Footage	2,650
Acres	18.33
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11250 50 Avenue
Area	Edmonton
Subdivision	Edmonton South Central
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4N7

### **Amenities**

Amenities	Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Patio, Sunroom
Parking Spaces	20
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Marble Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Picnic Area, Private Setting, Recreation Use, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 24th, 2024
Days on Market	340
Zoning	Zone 32

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