Courtesy Of Kimberly M Bilyk Of Century 21 Reward Realty

$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 SqFt. 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 Baths, & an Oversized Detached Garage with 10-Foot Doors-Making it Ideal for a Workshop, Extra Storage, Boat/RV Parking. The Large Exterior Garage Parking Pad also Makes for Ample Additional Outdoor Parking/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 A/C. Conveniently Located Near Schools, Parks, Shopping, Public Transportation, Wayne Gretzky Drive, Yellowhead Trail, Anthony Henday Drive & More, this Home is a Must See & is Ready to Welcome its Next Family! *Some Photos Have Been Virtually Staged.

Built in 1983

Essential Information

MLS® #	E4458321
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
Days on Market	20
Zoning	Zone 23

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