

## \$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 donâ€™t come along often. Just steps from Ada Boulevard and the River Valley trails, this homeÂ 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 arenâ€™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.Â 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 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                9  
Zoning                              Zone 09

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