

# **\$986,000 - 11232 48 Avenue, Edmonton**

---

MLS® #E4427686

**\$986,000**

8 Bedroom, 4.00 Bathroom, 2,271 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

STUNNING CUSTOM BUILT INFILL HOME FACING PARK! OVER 3,100 SQFT OF LUXURIOUS LIVING SPACE in the highly sought-after Malmo Plains! Features 8 Bedrooms & 4 full Baths, an open concept floor plan, 9 ft ceilings throughout, developed basement w/ seperate entrance, and oversized double garage! SPACIOUS main floor w/ lots Natural light, large windows, Chef inspired Kitchen, custom cabinetry, soft close drawers, quartz island, and S/S appliances! Rear mud room all w/ custom built in shelving, big dining & living room, featuring a linear fireplace. Upstairs boasts 3 spacious bedrooms and HUGE Master suite w/ a large walk-in closet and 5 pcs ensuite bath, mini bonus room and laundry room! FINISHED BASEMENT with 3 bedrooms, 1 full bath, kitchen and laundry! Basement is easily convertible to suit your needs. Top designated schools: Lendrum, Avalon, and Harry Ainlay! Steps to Southgate Mall! Upgraded exteriors with James Hardie throughout. Quick possession & Fully Landscaped!



Built in 2023

## **Essential Information**

MLS® # E4427686

Price \$986,000

Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,271
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11232 48 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0C7

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Insulation-Upgraded, Infill Property, HRV System
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Hardie Board Siding
Exterior Features	Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lendrum School
Middle	Avalon School
High	Harry Ainlay School

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	34
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:32pm MDT