# \$519,000 - 15211 44 Street, Edmonton

MLS® #E4446308

#### \$519,000

3 Bedroom, 2.50 Bathroom, 2,099 sqft Single Family on 0.00 Acres

Miller, Edmonton, AB

Welcome to this spacious and well-maintained home in the desirable community of Miller, offering over 2,100 sqft with 3 bedrooms, 2.5 bathrooms, a big bonus room, and a HEATED, OVERSIZED DOUBLE ATTACHED GARAGE. Features include CENTRAL A/C, WATER SOFTENER, and an AUTOMATIC LAWN IRRIGATION SYSTEM. The bright east-facing backyard has patio doors leading to a fully fenced yard with mature trees, a low-maintenance deck, and a storage shed. The main floor offers a functional layout with a large living room, dining area, and 2-piece bathroom. Upstairs features 3 spacious bedrooms, 2 full bathrooms, and a generous bonus room. The 9-FT CEILING BASEMENT is undeveloped and ready for your personal touch. Ideally located near Manning Town Centre, Clareview LRT, Costco, Superstore, and with easy access to Anthony Henday Driveâ€"this home offers the perfect mix of space, comfort, and convenience.





Built in 2003

#### **Essential Information**

MLS® # E4446308

Price \$519,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2 Half Baths 1

Square Footage 2,099
Acres 0.00
Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 15211 44 Street

Area Edmonton

Subdivision Miller

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3C4

### **Amenities**

Amenities Ceiling 9 ft., Deck

Parking Double Garage Attached, Heated, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Storage Shed, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Low Maintenance

Landscape, Playground Nearby, Schools, Shopping Nearby, See

Remarks

Roof Vinyl Shingles

Construction Wood, Vinyl

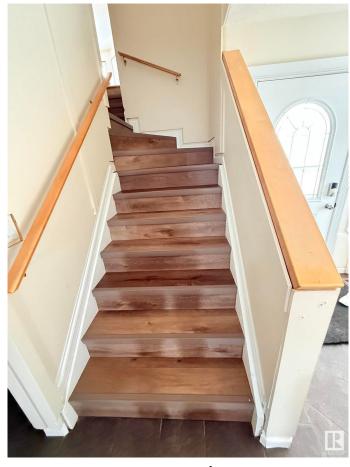
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 6th, 2025

Days on Market 21

Zoning Zone 02



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Listing information last updated on July 26th, 2025 at 11:32pm MDT