

**\$479,000 - 11507 48 Street, Edmonton**

MLS® #E4456671

**\$479,000**

4 Bedroom, 2.00 Bathroom, 1,110 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

CORNER LOT! Scope of Permit To convert a Residential Use building into a Child Care Service Welcome to this newly renovated bungalow in the community of Beverly Heights offering 3 bedrooms plus a den/office, 2 full bathrooms, a bright and spacious living room, dining area, modern kitchen with updated finishes, a fully finished basement with additional living space, laundry and storage, along with a fully fenced yard backing onto trees for privacy, an oversized double detached garage, and a large lot with future potential, all conveniently located close to schools, parks, shopping, and transit—ideal for families, first-time buyers, or investors.

Built in 1963

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456671               |
| Price          | \$479,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,110                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11507 48 Street |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2Y1         |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Over Sized                                                      |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |
| Foundation        | Slab                                                                                                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 23             |

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