

\$449,900 - 12311 41 Street, Edmonton

MLS® #E4451675

\$449,900

5 Bedroom, 3.00 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to Bergman! This 5 bed + 3 bath bungalow awaits! Step inside your front door and let the sun soak through your windows, brightening up your spacious living room. Your kitchen, which was renovated in 2022, boasts stainless steel appliances, a double basin farmhouse sink, as well as ample cabinet space. Unwind in your primary bedroom with its own ensuite for added privacy. Crawl out of bed + open the doors that lead out onto your back deck, soaking up the south-facing sun. 2 bedrooms + a full bath complete this level. Head downstairs for family time in your fully finished basement with a gas fireplace for cozy evenings. Guests can enjoy their own bedroom + a beautiful bathroom with a walk-in shower + gorgeous finishings. All bathrooms were renovated in 2022! Your fully fenced backyard is an oasis for canine companions or for kids to play. Rest assured with your double detached garage, keeping vehicles secure and warm all year round. Don't miss the chance to call this beautifully designed home yours!

Built in 1986

Essential Information

MLS® # E4451675

Price \$449,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,140
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12311 41 Street
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5B7

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Abbott School
Middle	Ivor Dent School
High	Eastglen School

Additional Information

Date Listed	August 7th, 2025
Days on Market	2
Zoning	Zone 23

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