

# \$469,999 - 11226 55 Street, Edmonton

MLS® #E4426493

## \$469,999

5 Bedroom, 2.00 Bathroom, 1,271 sqft  
Single Family on 0.00 Acres

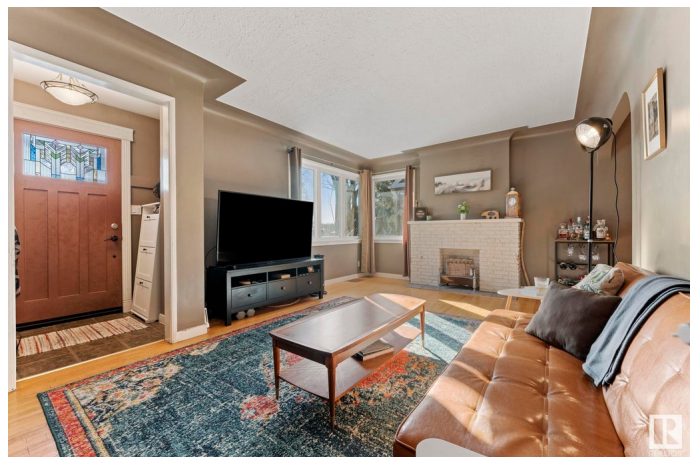
Highlands (Edmonton), Edmonton, AB

Located on a picturesque tree-lined street, this beautifully preserved Highlands bungalow offers 5 bedrooms + office, 2 renovated full bathrooms, and a new roof (2023). The home features fully upgraded electrical to 100 ensuring modern convenience while maintaining its historic charm. Enjoy outdoor living with a spacious two-tier deck and a paved fire pit area, perfect for entertaining or relaxing. Situated directly across from a park and just steps from Edmonton's stunning River Valley, this property also includes an oversized single garage with an additional parking pad. Don't miss this rare opportunity to own a piece of history in one of Edmonton's most sought-after communities!

Built in 1951

### Essential Information

MLS® #	E4426493
Price	\$469,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,271
Acres	0.00
Year Built	1951



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11226 55 Street
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3P4

### **Amenities**

Amenities	On Street Parking, Deck, Fire Pit, Hot Water Natural Gas
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Highlands
Middle	Highlands
High	Eastglen

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 16

Zoning Zone 09

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 5th, 2025 at 7:17pm MDT