

## **\$529,000 - 15211 44 Street, Edmonton**

MLS® #E4462724

**\$529,000**

3 Bedroom, 2.50 Bathroom, 2,156 sqft

Single Family on 0.00 Acres

Miller, Edmonton, AB

Welcome to this beautifully updated 2,150+ sqft home in the desirable community of Miller! Featuring 3 bedrooms, 2.5 bathrooms, a large bonus room, and recent updates like NEW PAINT and NEWER FLOORING, this home offers both style and comfort. Enjoy the HEATED, OVERSIZED DOUBLE ATTACHED GARAGE, EXTENDED DRIVEWAY with additional visitor parking, CENTRAL A/C, WATER SOFTENER, and AUTOMATIC LAWN IRRIGATION SYSTEM. The bright EAST-FACING BACKYARD features a low-maintenance deck, mature trees, and a storage shed. The 9-FT CEILING BASEMENT with Great Layout, is undeveloped and ready for your personal touch. Located near Manning Town Centre, Clareview LRT, Costco, and with easy access to Anthony Henday Drive, this home delivers the perfect blend of space, comfort, and convenience.

Built in 2003

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4462724  |
| Price      | \$529,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,156                  |
| 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        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Water Softener |
| 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           October 18th, 2025  
Days on Market       8  
Zoning                Zone 02

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Listing information last updated on October 26th, 2025 at 1:02am MDT