

Courtesy Of Chang Liu Of Century 21 Masters

\$709,000 - 11228 48 Avenue, Edmonton

MLS® #E4464964

\$709,000

5 Bedroom, 3.50 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

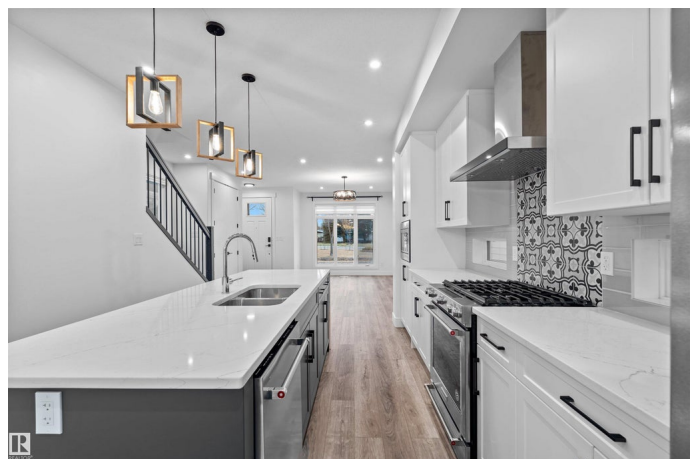
CUSTOM BUILT MODERN INFILL HOME, perfectly positioned facing the park in the quiet community of Malmo Plains! This UPGRADED, architecturally designed residence features an open concept layout with over 2,300 SQFT of living space, offering 5 Bedrooms and 3.5 Baths. The SPACIOUS main floor is bathed in natural light from large windows and features 9 ft ceilings, LVP flooring, and custom built-ins. The chef's kitchen is a highlight with custom cabinetry, soft-close drawers, Quartz countertops, a waterfall island, and stainless steel appliances. It flows into a generous dining area, a spacious pantry, and a living room with a linear fireplace. Upstairs, you'll find a full laundry room, two spacious bedrooms, and a HUGE Master suite with a walk-in closet and a luxurious 5pc ensuite. The FINISHED BASEMENT comes with separate entrance, 2 bedrooms, a full kitchen, a full bath, and a 2nd laundry room. Enjoy a double garage, proximity to top schools, walking distance to LRT, Southgate mall and all major amenities!

Built in 2022

Essential Information

MLS® # E4464964

Price \$709,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11228 48 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0C7

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, Infill Property, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Lendrum School
Middle	Avalon School
High	Harry Ainlay School

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	Zone 15

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 November 8th, 2025 at 8:02am MST