

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

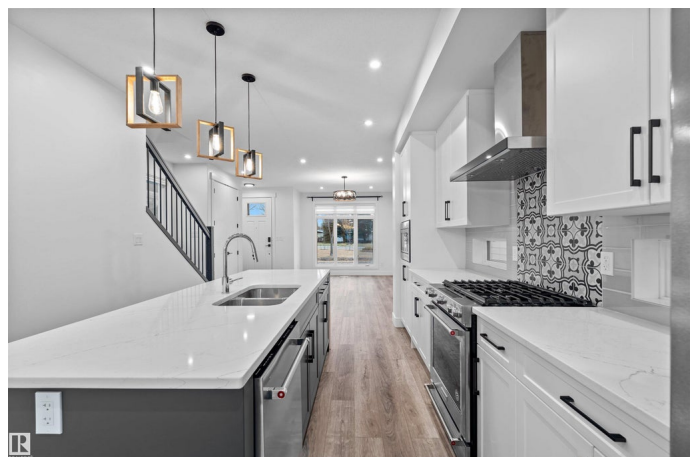
CUSTOM BUILT MODERN INFILL HOME, perfectly positioned facing the park in the quiet community of Malmo Plains! This UPGRADED, architecturally designed residence features an open concept layout with over 2,300 SQFT of living space, offering 5 Bedrooms and 3.5 Baths. The SPACIOUS main floor is bathed in 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 | 8                  |
| Zoning         | Zone 15            |

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Listing information last updated on November 14th, 2025 at 6:32am MST