

## \$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 | 17               |
| Zoning         | Zone 23          |

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Listing information last updated on August 24th, 2025 at 7:47pm MDT