

\$675,000 - 12606 44 Street, Edmonton

MLS® #E4462011

\$675,000

4 Bedroom, 3.00 Bathroom, 2,100 sqft
Single Family on 0.00 Acres

Homesteader, Edmonton, AB

This beautiful custom-built home has a triple car garage provides plenty of parking and storage space and a great layout designed for everyday living. Inside, the main floor features a spacious mudroom, a den or home office, and a full 3-piece bathroom. The living area is open to below giving it a bright and spacious feel, perfectly connected to the modern kitchen, complete with a spice kitchen and pantry. A cozy dining nook overlooks the backyard, ideal for family meals or entertaining. Upstairs, youâ€™™ll find a bonus room, a large primary bedroom with an indent ceiling, walk-in closet and a 5-piece ensuite. Plus two more bedrooms that share a full bathroom. The laundry room is also upstairs, making it super convenient.

Built in 2025

Essential Information

MLS® #	E4462011
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12606 44 Street
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1V4

Amenities

Amenities	Detectors Smoke
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 14th, 2025
Days on Market	4
Zoning	Zone 35

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Listing information last updated on October 18th, 2025 at 2:17am MDT