

# \$675,000 - 12606 44 Street, Edmonton

MLS® #E4462011

## \$675,000

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

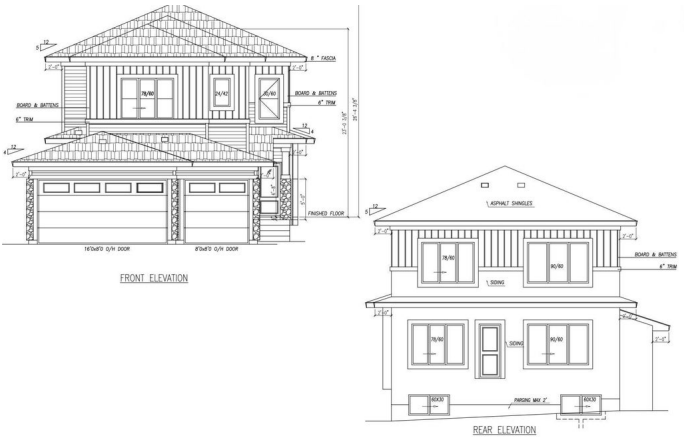
Homesteader, Edmonton, AB

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 | 7                  |
| Zoning         | Zone 35            |

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Listing information last updated on October 21st, 2025 at 3:02am MDT