

## \$225,000 - 11819 45 Street, Edmonton

MLS® #E4448506

**\$225,000**

3 Bedroom, 1.00 Bathroom, 759 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This charming property on a quiet, tree-lined street offers unbeatable convenience just minutes from public transportation, shops, parks, and schools, featuring total 900 sq ft living space with two upstairs bedrooms, a 4pc bathroom, and a partially finished basement including a third bedroom (additional 147 sq ft), along with upgrades like 2015 roof shingles, foundation is cinder block. all situated on a spacious 6,189 sq ft (50' x 124') lot that presents endless possibilities for your dream home or investment property.

Built in 1951

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448506               |
| Price          | \$225,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 759                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 11819 45 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2T3         |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Single Garage Detached       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                                      |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Block  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 23         |

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 July 28th, 2025 at 11:17pm MDT