

\$309,000 - 11835 45 Street, Edmonton

MLS® #E4453289

\$309,000

3 Bedroom, 2.00 Bathroom, 795 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

FIRST TIME HOME BUYERS, INVESTORS and GARAGE ENTHUSIASTS “ welcome to Beacon Heights! This well maintained, 4 BEDROOM (2+2) home is situated on a LARGE, SUVDIVIDABLE LOT approx 50’™ x 124’™ w/ RV PARKING - offering endless possibilities! Recent UPDATES include newer stainless steel appliances, windows (2016) and renovated basement (2022). Step inside and you’ll be greeted with a spacious living room, functional kitchen w/ plenty of oak cabinets, 2 generously sized bedrooms and a 4 piece bath w/ Jacuzzi tub completing the main floor. Downstairs offers 2 more bedrooms, family room, 3 piece bath, laundry and ample storage. Don’t forget outside - your oversized double garage (25.5’™ x 23.5’™) is HEATED, w/ upgraded ELECTRICAL (120-220V) and one side boasting approx 11 ft ceilings as well as a 9.5’™ door for all your mechanical & storage needs. Close to all amenities, shopping, restaurants and schools, with the river valley only minutes away. WELCOME HOME!

Built in 1956

Essential Information

MLS® # E4453289

Price \$309,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11835 45 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2T3

Amenities

Amenities	Patio
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Beacon Heights
Middle Ivor Dent
High Eastglen

Additional Information

Date Listed August 15th, 2025
Days on Market 2
Zoning Zone 23

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