

## \$419,900 - 12812 45 St, Edmonton

MLS® #E4442145

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

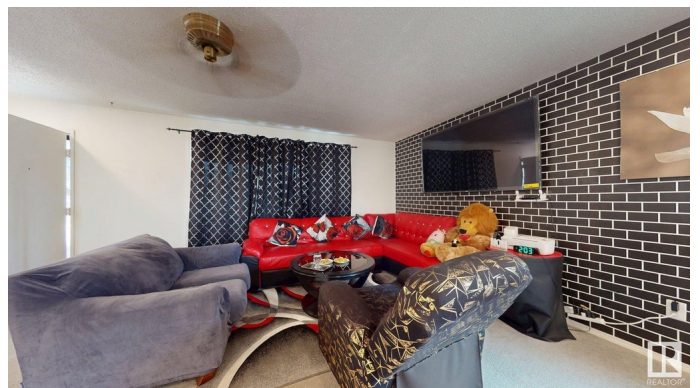
Homesteader, Edmonton, AB

FINISHED BASEMENT WITH SPARATE ENTRANCE AND 2ND KITCHEN, ON HUGE LOT 55' WIDE FRONT---Welcome to Homesteader. Ideally located w/in walking distance to schools/shopping. You can easily grab your fishing pole, jump on your bike, or you can walk to the Kennedale Ravine. From there you can make your way through some of the most beautiful scenery down to the river valley. From this property youâ€™re only 6 min away from the Clearview Community Centre & a few min to Walmart & more. This bungalow has had extensive upgrades: the entire electrical system is upgraded to copper, also the insulation/drywall in the exterior walls have been upgraded. There's a newer furnace, HWT & AC unit. This bungalow has a double rear attached oversized garage. Thereâ€™s LED lighting, some triple pane windows, new shingles (2019), a fenced yard & so much more. In short: 4 bed, 2 bath, a basement kitchenette, 5" eavestrough, mature trees, spacious yard & great location. A must see.

Built in 1974

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442145  |
| Price    | \$419,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,198                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 12812 45 St |
| Area        | Edmonton    |
| Subdivision | Homesteader |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5A 2K4     |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                  |

### Interior

|              |                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace    | Yes                                                                                                                                 |
| Fireplaces   | Brick Facing                                                                                                                        |
| Stories      | 2                                                                                                                                   |
| Has Basement | Yes                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                 |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                     |
| Construction      | Wood, Brick, Metal                                                 |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        4  
Zoning                    Zone 35

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