

# \$345,000 - 11813 41 Street, Edmonton

MLS® #E4453248

## \$345,000

4 Bedroom, 1.50 Bathroom, 1,116 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Renovated 4-bedroom, 1.5-bath bungalow offering 1115 sq ft of updated living space. Features include new awning windows, fresh flooring, modern kitchen with new cabinets and counters, and a new furnace. The finished basement includes a wood-burning stove and a versatile 4th bedroom that was previously a kitchen—easy to convert back with existing plumbing. Outside, enjoy gated RV parking, a garage with electricity, and a gas line ready for a heater or BBQ. Additional gas line already run to the garage. Situated on a spacious lot in a quiet neighborhood. Close to schools, parks, and transit, with room to grow and personalize.



Built in 1957

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453248  |
| Price          | \$345,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,116     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11813 41 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2L9         |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Off Street Parking, On S  |
| Remarks        | Natural Gas BBQ H         |
| Parking Spaces | 5                         |
| Parking        | Double Garage Detached, R |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Woodstove                 |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Vinyl               |
| Exterior Features | Back Lane, Fenced, Land   |
|                   | Park/Reserve, Public Tran |
|                   | Partially Fenced          |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Vinyl               |
| Foundation        | Concrete Perimeter        |

### Additional Information



|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| 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 August 20th, 2025 at 8:47am MDT