

## \$284,900 - 11819 45 St, Edmonton

MLS® #E4459252

### \$284,900

3 Bedroom, 1.00 Bathroom, 824 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Endless Possibilities in a Prime Location on a Huge Lot (50' x 124'). Nestled on a peaceful, tree-lined street, this inviting home offers both comfort and opportunity. The main floor features over 800 sq. ft. of living space with two bedrooms and a 4-piece bathroom. The partially finished basement includes a third bedroom, perfect for guests or extended family. Recent updates include roof shingles (2015), and the solid cinder block foundation provides a strong base for future plans. Set on an expansive lot, this property holds tremendous potential—whether you're looking to renovate, redevelop, or invest. A rare opportunity in a family-friendly neighborhood, just steps from transit, schools, parks, and shopping!

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459252  |
| Price          | \$284,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 824       |
| Acres          | 0.00      |
| Year Built     | 1951      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 23              |

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