

\$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 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 | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 23 |

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Listing information last updated on July 25th, 2025 at 4:47am MDT