

## \$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	8
Zoning	Zone 23

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Listing information last updated on July 26th, 2025 at 9:17pm MDT