

\$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	1
Zoning	Zone 23

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Listing information last updated on July 19th, 2025 at 11:32am MDT