\$350,000 - 11932 45 Street, Edmonton

MLS® #E4443299

\$350,000

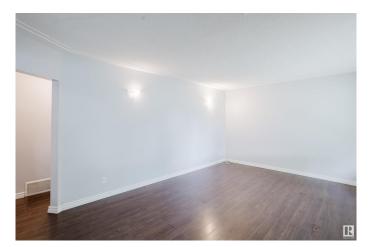
5 Bedroom, 2.00 Bathroom, 932 sqft Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Hey do you like smart investments? Well, this is the place for you! We've got a legal sec-ondary suite in the basement. That's huge. Whether you're an investor or someone looking to add a little something to your monthly income, this is exactly what you need. Overall the place is in great shape, but please be kind, it could use a little more work and thatâ€[™]s why we priced it so well. If you know how to do some fixing up, you'll add some sweat equity thatâ€[™]s for sure. From a functionality perspective, there's a separate laundry for each suite and a totally separate entrance. That's really nice because each occupant has some real privacy that way. Another great feature, each suite has a dishwasher. That's a nice luxury item that makes life just that much easier. Big lot, big yard, nice and spacious. If you're a long term thinking, well there's a future here with some redevelopment potential. Come have a look, this one is going to pleasantly surprise you.







Built in 1959

Essential Information

| MLS® # | E4443299 |
|----------|-----------|
| Price | \$350,000 |
| Bedrooms | 5 |

| Bathrooms | 2.00 |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 932 |
| Acres | 0.00 |
| Year Built | 1959 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| Address | 11932 45 Street |
|-------------|-----------------|
| Area | Edmonton |
| Subdivision | Beacon Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 2T6 |

Amenities

| Amenities | Hot Water Natural Gas |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| Appliances | Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two Stoves-Two, Washers-Two, Dishwasher-Two | | | | | | | |
|-------------------|--|--|--|--|--|--|--|--|
| Heating | Forced Air-1, Natural Gas | | | | | | | |
| Stories | 2 | | | | | | | |
| Has Suite | Yes | | | | | | | |
| Has Basement | Yes | | | | | | | |
| Basement | Full, Partially Finished | | | | | | | |
| Exterior | | | | | | | | |
| Exterior | Wood, Stucco | | | | | | | |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby | | | | | | | |

| | | | Sc | ho | ols, | Sh | opp | bing | Ν | ear | by |
|---|---|--|----|----|------|----|-----|------|---|-----|----|
| _ | - | | - | - | - | | - | | | | |

Asphalt Shingles Roof

Additional Information

Date ListedJune 18th, 2025Days on Market2ZoningZone 23

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Listing information last updated on June 20th, 2025 at 6:17am MDT