

## \$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! Weâ€™ve got a legal sec-ondary suite in the basement. Thatâ€™s huge. Whether youâ€™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, youâ€™ll add some sweat equity thatâ€™s for sure. From a functionality perspective, thereâ€™s a separate laundry for each suite and a totally separate entrance. Thatâ€™s really nice because each occupant has some real privacy that way. Another great feature, each suite has a dishwasher. Thatâ€™s a nice luxury item that makes life just that much easier. Big lot, big yard, nice and spacious. If youâ€™re a long term thinking, well thereâ€™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
Type	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
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                2  
Zoning                              Zone 23

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