

## \$309,000 - 11835 45 Street, Edmonton

MLS® #E4453289

**\$309,000**

3 Bedroom, 2.00 Bathroom, 795 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

FIRST TIME HOME BUYERS, INVESTORS and GARAGE ENTHUSIASTS “ welcome to Beacon Heights! This well maintained, 4 BEDROOM (2+2) home is situated on a LARGE, SUVDIVIDABLE LOT approx 50’™ x 124’™ w/ RV PARKING - offering endless possibilities! Recent UPDATES include newer stainless steel appliances, windows (2016) and renovated basement (2022). Step inside and you’ll be greeted with a spacious living room, functional kitchen w/ plenty of oak cabinets, 2 generously sized bedrooms and a 4 piece bath w/ Jacuzzi tub completing the main floor. Downstairs offers 2 more bedrooms, family room, 3 piece bath, laundry and ample storage. Don’t forget outside - your oversized double garage (25.5’™ x 23.5’™) is HEATED, w/ upgraded ELECTRICAL (120-220V) and one side boasting approx 11 ft ceilings as well as a 9.5’™ door for all your mechanical & storage needs. Close to all amenities, shopping, restaurants and schools, with the river valley only minutes away. WELCOME HOME!

Built in 1956

### Essential Information

MLS® # E4453289

Price \$309,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 795                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11835 45 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2T3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stucco                                                                                                    |

Foundation                Concrete Perimeter

**School Information**

Elementary                Beacon Heights  
Middle                    Ivor Dent  
High                        Eastglen

**Additional Information**

Date Listed                August 15th, 2025  
Days on Market        12  
Zoning                      Zone 23

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Listing information last updated on August 26th, 2025 at 11:02pm MDT