\$350,000 - 11932 45 Street, Edmonton

MLS® #E4443299

\$350,000

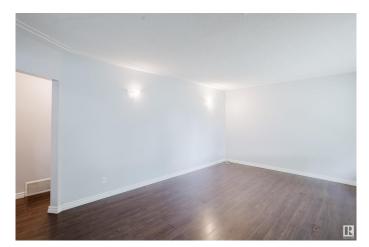
5 Bedroom, 2.00 Bathroom, 932 sqft Single Family on 0.00 Acres

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 19th, 2025Days on Market15ZoningZone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 3:32am MDT