

\$299,900 - 11819 45 St, Edmonton

MLS® #E4456236

\$299,900

3 Bedroom, 1.00 Bathroom, 824 sqft
Single Family on 0.00 Acres

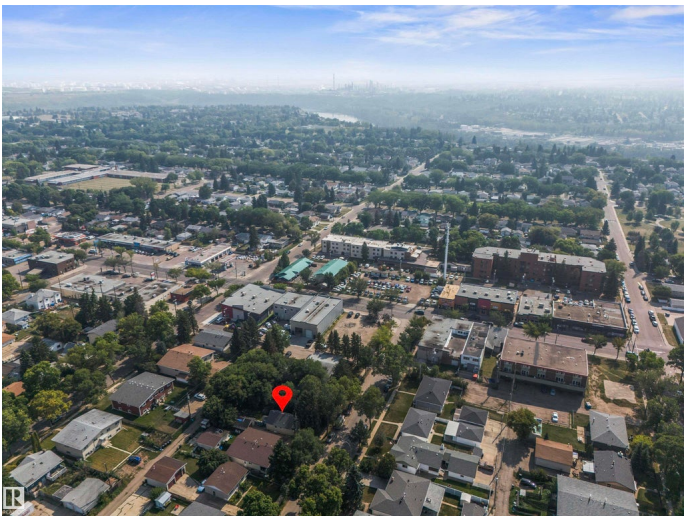
Beacon Heights, Edmonton, AB

Endless Possibilities in a Prime Location on a Huge Lot (50â€™ x 124â€™). Nestled on a peaceful, tree-lined street, this inviting home offers both comfort and opportunity. The main floor features over 800 sq. ft. of living space with two bedrooms and a 4-piece bathroom. The partially finished basement includes a third bedroom, perfect for guests or extended family. Recent updates include roof shingles (2015), and the solid cinder block foundation provides a strong base for future plans. Set on an expansive lot, this property holds tremendous potential—whether you’re looking to renovate, redevelop, or invest. A rare opportunity in a family-friendly neighborhood, just steps from transit, schools, parks, and shopping!

Built in 1951

Essential Information

MLS® #	E4456236
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.00
Year Built	1951



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11819 45 St
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2T3

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	Zone 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 September 9th, 2025 at 2:47pm MDT