

\$299,900 - 11819 45 St, Edmonton

MLS® #E4456236

\$299,900

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

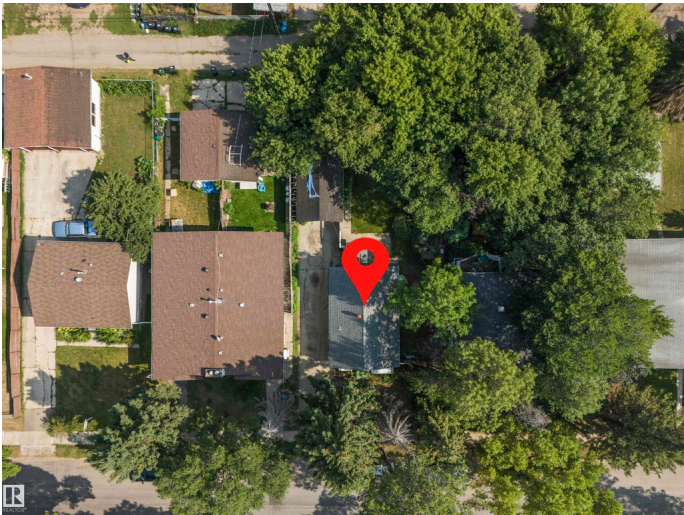
Beacon Heights, Edmonton, AB

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 | Concrete Perimeter |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
| Zoning | Zone 23 |

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Listing information last updated on September 5th, 2025 at 7:02pm MDT