

\$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 6
Zoning Zone 23

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Listing information last updated on June 24th, 2025 at 1:47am MDT