

## \$329,888 - 11815 46 Street, Edmonton

MLS® #E4443384

**\$329,888**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

BEST VALUE IN BEACON HEIGHTS! THIS WONDERFUL PROPERTY HAS SO MUCH TO OFFER! MECHANICS DREAM GARAGE!( 28X32 detached heated garage with additional upgraded electrical (120-220v) 11 foot ceilings, additional RV parking, massive driveway and the list goes on. Main floor has 3 good sized bedrooms, , L-shaped living rm/dining rm, and galley style kitchen leading to a large deck and access to garage and outbuildings The basement offers a 4th bedroom , 3pce bath, huge rec room and the laundry area. Many upgrades over the years including 100 amp electrical service, plumbing upgrades, roof, windows, furnace and. Low maintenance yard thats fully fenced to include the large front yard as well. FANTASTIC PROPERTY THAT SITS ON A SUBDIVIDABLE 50 X125' LOT! WELCOME HOME!!!

Built in 1959

### Essential Information

MLS® #	E4443384
Price	\$329,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,098



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11815 46 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2V6

### Amenities

Amenities	Deck
Parking	Double Garage Detached, Over Sized, Rear Drive Access, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	6
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 June 24th, 2025 at 1:32am MDT