

## **\$675,000 - 11839 45 Street, Edmonton**

MLS® #E4461021

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Here is a GREAT OPPORTUNITY for YOU to LIVE IN YOUR PROPERTY & BE YOUR OWN LANDLORD!...Welcome to this 2300Sq.Ft. 4PLEX BI-LEVEL on a 9287Sq.Ft CORNER LOT with 4 Separate Entrances, 4 Door Bells, 4 Mailboxes & YOUR OWN INSUITE LAUNDRY in the community of Beacon Heights. You have 3 units with 2 Bedrooms & 1 unit with 1 bedroom and the basement units have "EPOXY FLOORING" along with VINYL PLANK which makes it INDESTRUCTIBLE for your tenants. You have both a front & backdoor entrance to the building and parking for 6+Vehicles in the backyard with front & side parking for another 6+Vehicles. The exterior of the building has been painted GREY along with some upgrades to the units with all new WINDOWS on the main floor units with upgraded bathrooms in 2 of the units. There is 2 newer HWT Tanks & upgraded insulation to keep you all warm. There are just a few finishing touches that you need to do to make this 4PLEX your home. Close to K-9 Schools, Shopping & Yellowhead Drive.

Built in 1965

### **Essential Information**

MLS® # E4461021

Price \$675,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,502         |
| Acres          | 0.00          |
| Year Built     | 1965          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11839 45 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2T3         |

### Amenities

|                |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Security Door, Storage-In-Suite, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 12                                                                                                                                                                                           |
| Parking        | Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Stall, See Remarks                                                                                                                  |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Washer, Washer - Energy Star, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                 |
| Stories      | 2                                                                                                         |
| Has Suite    | Yes                                                                                                       |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                |

**School Information**

|            |                |
|------------|----------------|
| Elementary | BEACON HEIGHTS |
| Middle     | St.NICHOLAS    |
| High       | PARTNERS       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 23           |

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Listing information last updated on October 14th, 2025 at 5:33pm MDT