\$735,000 - 11839 45 Street, Edmonton

MLS® #E4407679

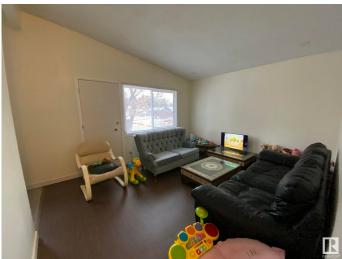
\$735,000

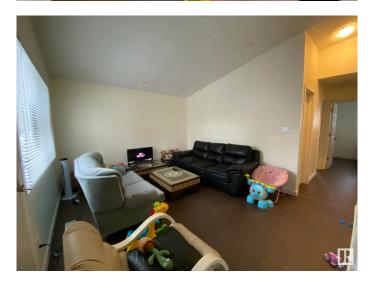
4 Bedroom, 4.00 Bathroom, 1,502 sqft Single Family on 0.00 Acres

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® # E4407679 Price \$735,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,502
Acres	0.00
Year Built	1965
Туре	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 Animal Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Television Connection, Vaulted Ceiling, Vinyl Windows, See Remarks, Rental Pool Option	
Parking Spaces	12	
Parking	Over Sized, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Stall, See Remarks	

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window
	Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
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, Ski Hill Nearby, See Remarks		
Roof	Asphalt Shingles		
Construction	Wood, Stucco		
Foundation	Concrete Perimeter		

School Information

Elementary	BEACON HEIGHTS!
Middle	St.NICHOLAS/LAWTON
High	PARTNERS FOR YOUTH!

Additional Information

Date Listed	September 23rd, 2024
Days on Market	172
Zoning	Zone 23

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Listing information last updated on March 14th, 2025 at 11:17am MDT