

Courtesy Of Barry D Candelora Of MaxWell Polaris

## \$725,000 - 11839 45 Street, Edmonton

MLS® #E4429178

### \$725,000

6 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® # | E4429178  |
| Price  | \$725,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 6             |
| 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, Detectors Smoke, Hot Water Natural Gas, Parking-Plug-Ins, R.V. Storage, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 12  |
| Parking        | 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 | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | Ski Hill Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 23         |

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Listing information last updated on April 6th, 2025 at 5:02pm MDT