# \$699,000 - 11839 45 Street, Edmonton

MLS® #E4429178

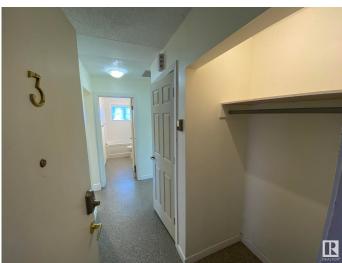
### \$699,000

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 \$699,000

| Bedrooms       | 6             |
|----------------|---------------|
| 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, 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 Suite    | Yes  |  |
| Has Basement | Yes  |  |
| Basement     | Full, Finished   |  |
| Exterior     |  |  |

Exterior

Exterior Wood, Stucco

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

#### **School Information**

| Elementary | <b>BEACON HEIGHTS</b> |
|------------|-----------------------|
| Middle     | St.NICHOLAS           |
| High       | PARTNERS              |

#### **Additional Information**

| Date Listed    | April 2nd, 2025 |
|----------------|-----------------|
| Days on Market | 136             |
| Zoning         | Zone 23         |

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Listing information last updated on August 16th, 2025 at 4:32am MDT