

\$350,000 - 11932 45 Street, Edmonton

MLS® #E4443299

\$350,000

5 Bedroom, 2.00 Bathroom, 932 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Hey do you like smart investments? Well, this is the place for you! Weâ€™ve got a legal sec-ondary suite in the basement. Thatâ€™s huge. Whether youâ€™re an investor or someone looking to add a little something to your monthly income, this is exactly what you need. Overall the place is in great shape, but please be kind, it could use a little more work and thatâ€™s why we priced it so well. If you know how to do some fixing up, youâ€™ll add some sweat equity thatâ€™s for sure. From a functionality perspective, thereâ€™s a separate laundry for each suite and a totally separate entrance. Thatâ€™s really nice because each occupant has some real privacy that way. Another great feature, each suite has a dishwasher. Thatâ€™s a nice luxury item that makes life just that much easier. Big lot, big yard, nice and spacious. If youâ€™re a long term thinking, well thereâ€™s a future here with some redevelopment potential. Come have a look, this one is going to pleasantly surprise you.

Built in 1959

Essential Information

MLS® #	E4443299
Price	\$350,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11932 45 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2T6

Amenities

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 19th, 2025

Days on Market 20

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 July 9th, 2025 at 12:48pm MDT