# \$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

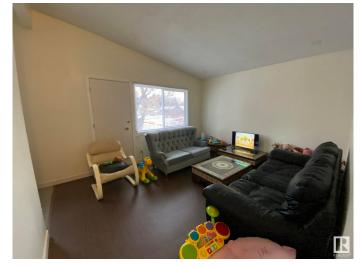
Here is a GREAT OPPORTUNITY for YOU to LIVE IN YOUR PROPERTY & BE YOUR OWN LANDLORD!...Welcome to this 2300Sq.Ft. 4PLEX BI-LEVEL on a 9287Sq.Ft CORNER LOT with 4 Separate Entrances, 4 Door Bells, 4 Mailboxes & YOUR OWN INSUITE LAUNDRY in the community of Beacon Heights. You have 3 units with 2 Bedrooms & 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

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 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 2:33pm MDT