

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	7
Zoning	Zone 23

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