# \$350,000 - 11932 45 Street, Edmonton

MLS® #E4443299

#### \$350,000

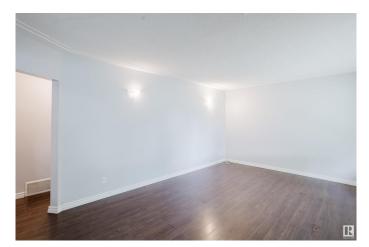
5 Bedroom, 2.00 Bathroom, 932 sqft Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Hey do you like smart investments? Well, this is the place for you! We've got a legal sec-ondary suite in the basement. That's huge. Whether you'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€<sup>™</sup>s why we priced it so well. If you know how to do some fixing up, you'll add some sweat equity thatâ€<sup>™</sup>s for sure. From a functionality perspective, there's a separate laundry for each suite and a totally separate entrance. That's really nice because each occupant has some real privacy that way. Another great feature, each suite has a dishwasher. That's a nice luxury item that makes life just that much easier. Big lot, big yard, nice and spacious. If you're a long term thinking, well there'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
Туре	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							

			Sc	ho	ols,	Sh	opp	bing	Ν	ear	by
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Asphalt Shingles Roof

### **Additional Information**

Date ListedJune 18th, 2025Days on Market4ZoningZone 23

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Listing information last updated on June 22nd, 2025 at 4:17am MDT