

Courtesy Of Barry D Candelora Of MaxWell Polaris

\$675,000 - 11839 45 Street, Edmonton

MLS® #E4461021

\$675,000

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® # | E4461021 |
| Price | \$675,000 |



| | |
|----------------|---------------|
| 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 Smoking Home, Security Door, Storage-In-Suite, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 12 |
| Parking | Parking Pad Cement/Paved, Rear Drive Access, RV Parking, Stall, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Washer, Washer - Energy Star, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| 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 |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------|
| Elementary | BEACON HEIGHTS |
| Middle | St.NICHOLAS |
| High | PARTNERS |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 3rd, 2025 |
| Days on Market | 32 |
| Zoning | Zone 23 |

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Listing information last updated on November 4th, 2025 at 12:48pm MST