

## \$274,702 - 11941 45 Street, Edmonton

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MLS® #E4438313

**\$274,702**

2 Bedroom, 1.00 Bathroom, 773 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

CORNER LOT... ULTIMATE FUTURE DEVELOPMENT OPPORTUNITY... HOUSE SOLD "AS-IS"..... OVER SIZED DOUBLE GARAGE.....~!WELCOME HOME!~ The original house is half stripped, would be very little cost to redevelop or someone looking to rehabilitate a tiny home.. this could be it - lots of new builds in the area...



Built in 1953

### Essential Information

MLS® #	E4438313
Price	\$274,702
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11941 45 Street
Area	Edmonton

Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2T5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Flat Site, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter, See Remarks

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	Zone 23

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Listing information last updated on June 2nd, 2025 at 9:02pm MDT