

## \$275,000 - 12017 45 Street, Edmonton

MLS® #E4441090

**\$275,000**

3 Bedroom, 1.50 Bathroom, 861 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Beacon Heights 3 bedroom 1.5 bathroom bungalow. 50 x 124 FOOT LOT with LARGE YARD , Newer roof , single detached garage with R.V. PARKING . Located on very quiet tree lined street close to schools, public transportation , 2nd owner home . Requires some TLC and upgrading . Great HUGE lot in a wonderful community with amazing neighbours!

Built in 1951

### Essential Information

MLS® #	E4441090
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	861
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address 12017 45 Street



Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2T7

### Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Beacon Heights
Middle	Highlands
High	Eastglen

### Additional Information

Date Listed	June 7th, 2025
Days on Market	24
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 7:32pm MDT