

\$274,702 - 11941 45 Street, Edmonton

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	2
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 May 25th, 2025 at 4:17am MDT