

\$349,000 - 11815 46 Street, Edmonton

MLS® #E4459304

\$349,000

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this upgraded Beacon Heights home with endless potential! Featuring a mechanics dream garage (28x32 heated, 11' ceilings, 120v, RV parking) and a long list of recent updates. Inside, you'll find 3 bedrooms up + 1 down, a spacious L-shaped living/dining area, a galley kitchen, and a large rec room with a fireplace. Fresh paint and cabinets throughout, plus brand-new appliances (fridge, freezer combo, gas range, washer, dryer, hot water tank – all 2025). Major updates include new plumbing, electrical to code with hardwired smoke detectors, and the sewer line cleaned to the city main. Furnace & gas fireplace serviced, vents & ducts cleaned. Fully fenced low-maintenance yard with a large deck. All this sits on a subdividable 50x125' lot – truly a rare find!

Built in 1959

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4459304 |
| Price | \$349,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,148 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11815 46 Street |
| Area | Edmonton |
| Subdivision | Beacon Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 2V6 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Front Porch, R.V. Storage |
| Parking | Double Garage Detached, RV Parking |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Composition, Vinyl |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Composition, Vinyl |
| Foundation | Concrete Perimeter, Slab |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 24th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 23 |

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Listing information last updated on September 28th, 2025 at 2:32am MDT