

## \$269,900 - 12017 45 Street, Edmonton

MLS® #E4441090

**\$269,900**

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          | \$269,900              |
| 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 | 28             |
| Zoning         | Zone 23        |

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Listing information last updated on July 5th, 2025 at 11:02am MDT