

## \$349,000 - 12109 45 Street, Edmonton

MLS® #E4438610

**\$349,000**

2 Bedroom, 1.00 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this original farmhouse blending classic charm with modern updates in the heart of Beacon Heights. Situated on a huge 50x123 lot, this home offers incredible outdoor space including a beautiful front porch. Step inside a spacious main floor featuring a large living and dining area, that flows into a sun filled kitchen and breakfast nook. Take the entertaining outside through french doors, opening onto a new deck and private backyard. Work from home with ease from your main floor office space, or make it a great art room. Upstairs you will find a large primary with vaulted ceilings and a walk in closet. A second large bedroom and a gorgeous bathroom with a brass claw foot tub and separate shower. This beautiful character home has numerous updates including newer roof, hot water tank and high efficient furnace. Walk to nearby schools, parks and local shops, and enjoy the easy access to all corners of Edmonton. With a garage and large front driveway, makes this the perfect place to call home!

Built in 1912

### Essential Information

MLS® # E4438610

Price \$349,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,355
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12109 45 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2T9

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 2025

Days on Market                4

Zoning                            Zone 23

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