

## \$400,000 - 11920 45 Street, Edmonton

MLS® #E4457185

**\$400,000**

4 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

With a versatile layout and a fully finished basement guest suite, this 1238 sq ft bungalow in Beacon Heights is full of possibilities. The main floor features a bright living room with large east-facing windows that fill the space with natural light, a kitchen with rich dark wood cabinetry and elegant white marble countertops, and three generous bedrooms including a primary with its own ensuite, all finished with soft carpeting for a cozy feel. The basement offers incredible flexibility with a massive recreation room, a full second kitchen in a stylish white and blue design, two additional bedrooms or offices, a full bathroom, and a dedicated laundry room, making it ideal for extended family or revenue potential. Outside, the fenced lot includes a 24'x24' garage, covered patio, RV parking, and fruit trees, while Rundle Park Golf Course, Abbottsfield Shopping Centre, and community playgrounds are just minutes away. Combining space, function, and opportunity, this home is ready for you to make it your own.

Built in 1975

### Essential Information

MLS® # E4457185

Price \$400,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,238                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11920 45 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2T6         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Fire Pit, Guest Suite, Patio |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Beacon Heights School |
| Middle     | St. Nicholas Catholic |
| High       | Eastglen High School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 23              |

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