

## **\$319,000 - 12109 45 Street, Edmonton**

MLS® #E4438610

**\$319,000**

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 \$319,000



|                |                        |
|----------------|------------------------|
| 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                40  
Zoning                              Zone 23



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