

\$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 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 2:02pm MDT