

\$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	31
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 October 11th, 2025 at 8:02pm MDT