# \$339,000 - 12109 45 Street, Edmonton

MLS® #E4438610

#### \$339.000

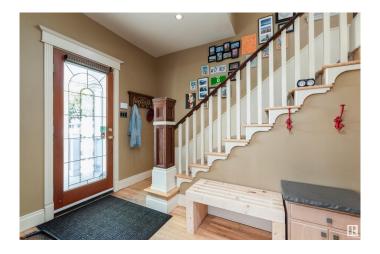
2 Bedroom, 1.00 Bathroom, 1,355 sqft Single Family on 0.00 Acres

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 \$339,000 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 22

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 June 16th, 2025 at 11:02pm MDT