

\$735,000 - 11839 45 Street Nw, Edmonton

MLS® #canada_22572

\$735,000

4 Bedroom, 4.00 Bathroom, 1,502 sqft
Single Family on 0.21 Acres

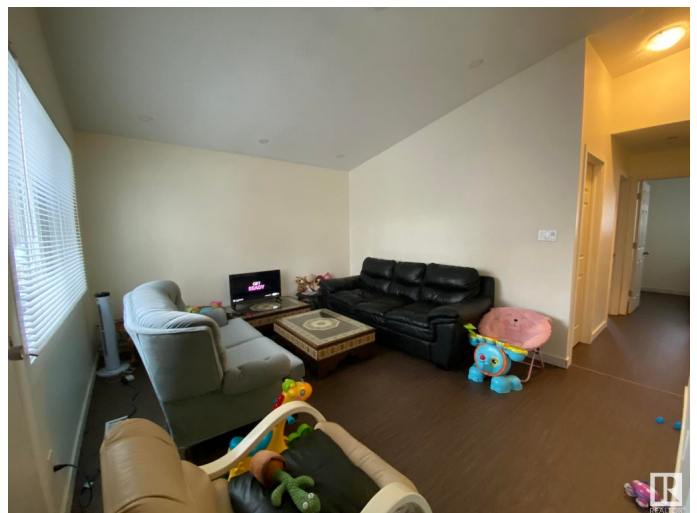
Beacon Heights, Edmonton, Alberta

Here is a GREAT OPPORTUNITY for YOU to LIVE IN YOUR PROPERTY & BE YOUR OWN LANDLORD!...Welcome to this 2300Sq.Ft. 4PLEX BI-LEVEL on a 9287Sq.Ft CORNER LOT with 4 Separate Entrances, 4 Door Bells, 4 Mailboxes & YOUR OWN INSUITE LAUNDRY in the community of Beacon Heights. You have 3 units with 2 Bedrooms & 1 unit with 1 bedroom and the basement units have "EPOXY FLOORING" along with VINYL PLANK which makes it INDESTRUCTIBLE for your tenants. You have both a front & backdoor entrance to the building and parking for 6+Vehicles in the backyard with front & side parking for another 6+Vehicles. The exterior of the building has been painted GREY along with some upgrades to the units with all new WINDOWS on the main floor units with upgraded bathrooms in 2 of the units. There is 2 newer HWT Tanks & upgraded insulation to keep you all warm. There are just a few finishing touches that you need to do to make this 4PLEX your home. Close to K-9 Schools, Shopping & Yellowhead Drive.

Built in 1965

Essential Information

MLS® #	canada_22572
Price	\$735,000
Bedrooms	4



Bathrooms	4.00
Square Footage	1,502
Acres	0.21
Year Built	1965
Type	Single Family
Sub-Type	4PLEX
Status	Active

Community Information

Address	11839 45 Street Nw
Subdivision	Beacon Heights
City	Edmonton
Province	Alberta
Zip Code	T5W 2T3

Amenities

Features	Deck, Detectors Smoke, No Animal Home, Parking-Visitor, Security Door, Storage-In-Suite, Off Street, On Street, Rental Pool Option, Hot Water Natural Gas, Parking-Plug-Ins, Cable TV Connection, Vaulted Ceiling, Vinyl Windows, See Remarks
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School Information

Elementary	BEACON HEIGHTS!
Middle	St.NICHOLAS/LAWTON
High	PARTNERS FOR YOUTH!

Additional Information

Date Listed	September 23rd, 2024
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