

\$675,000 - 11839 45 St Nw, Edmonton

MLS® #E4461021

\$675,000

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. (id:6289)

Built in 1965

Essential Information

Listing #	E4461021
Price	\$675,000
Bedrooms	4



Bathrooms	4.00
Square Footage	1,502
Acres	0.21
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	11839 45 St Nw
Subdivision	Beacon Heights
City	Edmonton
Province	Alberta
Postal Code	T5W2T3

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	Corner Site, Flat site, Paved lane, Lane, No Smoking Home
Parking Spaces	12
Parking	Parking Pad, Rear, RV, See Remarks, Stall

Interior

Appliances	Dryer, Refrigerator, Washer, See remarks, Two Washers
Heating	Forced air
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	MaxWell Polaris
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