

\$248,999 - 12110 45 Street, Edmonton

MLS® #E4459673

\$248,999

2 Bedroom, 1.00 Bathroom, 781 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Discover an exceptional find on a picturesque treelined street in Beacon Heights. This charming 2-bedroom bungalow rests on a generous 50x124 ft lot, providing direct access to the Beacon Heights School sports field. The home boasts a well-designed open floorplan, highlighted by a spacious living room adorned with hardwood floors. An updated kitchen features modern cabinetry, stainless steel appliances, and a convenient pantry. The renovated 4-piece bath and partially finished basement with a large rec room add to the home's appeal. Recent updates include a new A/C unit, furnace, hot water tank, windows, shingles, waterlines, and electrical systems. The west-facing, fully fenced backyard is complemented by an oversized single-car garage. This property offers exceptional value on a tranquil street, with convenient access to local amenities.

Built in 1955

Essential Information

MLS® #	E4459673
Price	\$248,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	781



Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12110 45 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2V1

Amenities

Amenities	Air Conditioner, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	575.72
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

School Information

Elementary	Beacon Heights School
Middle	St. Nicholas
High	JH Picard

Additional Information

Date Listed	September 26th, 2025
Days on Market	4
Zoning	Zone 23

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