

## **\$335,000 - 11923 46 Street, Edmonton**

MLS® #E4431529

**\$335,000**

4 Bedroom, 2.00 Bathroom, 804 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Discover your perfect home in Beacon Heights! This hidden gem has close access to the Yellowhead Hwy as well as the River Valley Park system and Rundle Park is just down the road. There is a school and several playgrounds close by! This house is perfect not only for LOCATION - Gleaming Hardwood graces the main floor showing the care this house has had. A Brightly lit Kitchen, 2 bedrooms up with a renovated full bath and a living room flooded with light complete the main floor. 2 more rooms in the basement with a large family room and a 3 piece bathroom make this house a great fit for a growing family! And check out this HUGE FENCED back YARD. Plenty of room for two legged or four legged animals to run and play. A double insulated garage will hold your toys or cars to keep them out of our long winters. A deck and firepit right out the back door make this yard great for entertaining. Plus there is plenty of room if you need an RV pad or a veggie garden!

Built in 1958

### **Essential Information**

MLS® # E4431529

Price \$335,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 804                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11923 46 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2V8         |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                  |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Freezer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco                                                                          |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market      4  
Zoning                Zone 23

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