

## \$345,000 - 11914 46 Street, Edmonton

MLS® #E4424416

**\$345,000**

3 Bedroom, 2.00 Bathroom, 926 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Get ready to fall in love with this charming bungalow nestled in the peaceful, family-friendly neighborhood of Beacon Heights! This immaculately maintained home is ready for its next chapter. The best surprise? Beautiful hardwood floors hidden beneath the carpet in both the living room and bedrooms—just waiting to shine! With newer windows on the upper level and a recently updated hot water tank. Calling all garage enthusiasts—this oversized double garage comes with a furnace that just needs to be turned on and makes the perfect place for your projects! Boasting 2 spacious bedrooms upstairs, 1 downstairs, and a nice size living room, this home offers all the space you need for relaxation and entertaining. The open kitchen layout invites you to host memorable gatherings with ease. This solid, loved home is ready and waiting for a new family to create lasting memories. Don't miss out—come see for yourself.

Built in 1961

### Essential Information

MLS® #	E4424416
Price	\$345,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	926
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11914 46 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2V9

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Greenhouse, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 6th, 2025

Days on Market 7

Zoning Zone 23

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