

## **\$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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Listing information last updated on April 21st, 2025 at 3:47am MDT