

\$349,000 - 11815 46 Street, Edmonton

MLS® #E4459304

\$349,000

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this upgraded Beacon Heights home with endless potential! Featuring a mechanics dream garage (28x32 heated, 11'™ ceilings, 120'™220v, RV parking) and a long list of recent updates. Inside, you'll find 3 bedrooms up + 1 down, a spacious L-shaped living/dining area, a galley kitchen, and a large rec room with a fireplace. Fresh paint and cabinets throughout, plus brand-new appliances (fridge, freezer combo, gas range, washer, dryer, hot water tank – all 2025). Major updates include new plumbing, electrical to code with hardwired smoke detectors, and the sewer line cleaned to the city main. Furnace & gas fireplace serviced, vents & ducts cleaned. Fully fenced low-maintenance yard with a large deck. All this sits on a subdividable 50x125'™ lot – truly a rare find!

Built in 1959

Essential Information

MLS® #	E4459304
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11815 46 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2V6

Amenities

Amenities	Front Porch, R.V. Storage
Parking	Double Garage Detached, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter, Slab

Additional Information

Date Listed	September 24th, 2025
Days on Market	9
Zoning	Zone 23

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Listing information last updated on October 2nd, 2025 at 11:17pm MDT