

**\$345,000 - 11813 41 Street, Edmonton**

MLS® #E4453248

**\$345,000**

4 Bedroom, 1.50 Bathroom, 1,116 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Renovated 4-bedroom, 1.5-bath bungalow offering 1115 sq ft of updated living space. Features include new awning windows, fresh flooring, modern kitchen with new cabinets and counters, and a new furnace. The finished basement includes a wood-burning stove and a versatile 4th bedroom that was previously a kitchen—easy to convert back with existing plumbing. Outside, enjoy gated RV parking, a garage with electricity, and a gas line ready for a heater or BBQ. Additional gas line already run to the garage. Situated on a spacious lot in a quiet neighborhood. Close to schools, parks, and transit, with room to grow and personalize.



Built in 1957

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4453248  |
| Price          | \$345,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,116     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11813 41 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2L9         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Off Street Parking, On S<br>Remarks, Natural Gas BBQ H |
|-----------|--------------------------------------------------------|

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 5                         |
| Parking        | Double Garage Detached, R |

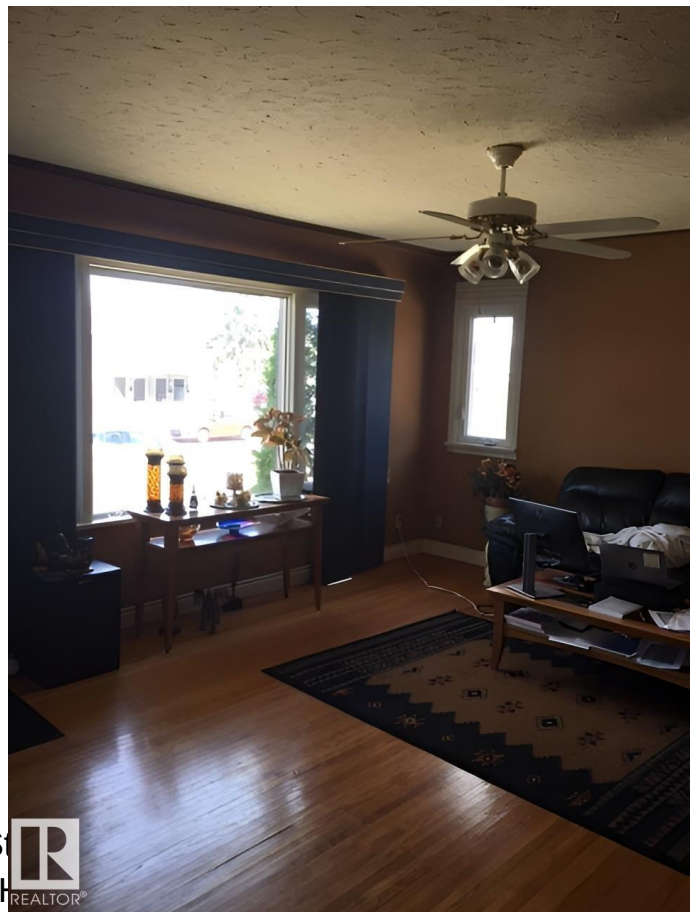
### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Woodstove                 |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Back Lane, Fenced, Land<br>Park/Reserve, Public Tran<br>Partially Fenced |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information



|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 23           |

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Listing information last updated on August 23rd, 2025 at 1:02am MDT