

\$419,900 - 12812 45 St, Edmonton

MLS® #E4442145

\$419,900

4 Bedroom, 2.00 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

FINISHED BASEMENT WITH SPARATE ENTRANCE AND 2ND KITCHEN, ON HUGE LOT 55' WIDE FRONT---Welcome to Homesteader. Ideally located w/in walking distance to schools/shopping. You can easily grab your fishing pole, jump on your bike, or you can walk to the Kennedale Ravine. From there you can make your way through some of the most beautiful scenery down to the river valley. From this property youâ€™re only 6 min away from the Clearview Community Centre & a few min to Walmart & more. This bungalow has had extensive upgrades: the entire electrical system is upgraded to copper, also the insulation/drywall in the exterior walls have been upgraded. There's a newer furnace, HWT & AC unit. This bungalow has a double rear attached oversized garage. Thereâ€™s LED lighting, some triple pane windows, new shingles (2019), a fenced yard & so much more. In short: 4 bed, 2 bath, a basement kitchenette, 5" eavestrough, mature trees, spacious yard & great location. A must see.

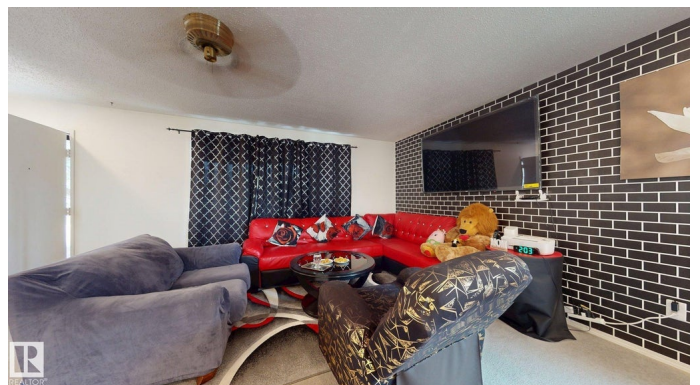
Built in 1974

Essential Information

MLS® # E4442145

Price \$419,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12812 45 St
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2K4

Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Attached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed June 12th, 2025
Days on Market 85
Zoning Zone 35

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