

# \$325,000 - 2 11813 43 Street, Edmonton

MLS® #E4447327

## \$325,000

4 Bedroom, 2.50 Bathroom, 1,042 sqft  
Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this charming 2-storey condo townhouse in Beacon Heights offering over 1,041 sq. ft. of comfortable living space. The bright and open main floor features a spacious living room with access to the deck, a dining area, and a kitchen with white cabinets, sleek countertops, and stainless steel appliances. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The finished basement adds even more versatility with a fourth bedroom, a second kitchen, and a 3-piece ensuite—perfect for extended family or guests. This home is ideal for first-time buyers or investors looking for a property with income potential and a practical layout.

Built in 2009

### Essential Information

MLS® #	E4447327
Price	\$325,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,042
Acres	0.00



Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2 11813 43 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2P3

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ben Calf Robe " St. Clare
Middle	St. Alphonsus
High	Eastglen High School

## Additional Information

Date Listed	July 11th, 2025
Days on Market	97
Zoning	Zone 23
Condo Fee	\$200

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