

## \$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        49  
Zoning                    Zone 35

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