

\$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 â€™ St. Clare
Middle	St. Alphonsus
High	Eastglen High School

Additional Information

Date Listed	July 11th, 2025
Days on Market	82
Zoning	Zone 23
Condo Fee	\$200

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