

# \$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 | 15              |
| Zoning         | Zone 23         |
| Condo Fee      | \$200           |

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Listing information last updated on July 26th, 2025 at 8:02pm MDT