

\$445,000 - 2519 45 Street, Edmonton

MLS® #E4450813

\$445,000

5 Bedroom, 3.50 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to Weinlos! This spacious 4-level split offers 5 bedrooms, 3.5 bathrooms, and 1,377 sq ft above grade, with a fully finished basement for added living space. Situated on a massive 6,761+ sq ft pie-shaped lot, this home is perfect for families seeking space and functionality. The main level features a bright living room, functional kitchen, and dining area. Upstairs includes 3 bedrooms including a primary with 3-piece ensuite. Two additional bedrooms and bathrooms are spread across the lower levels, ideal for guests or multi-generational living. Built in 1987, this home sits on a quiet, family-friendly street and offers tons of potential inside and out. Enjoy walking distance to the Millwoods Gurdwara, schools, parks, and public transit. You're also close to Millwoods Town Centre, Grey Nuns Hospital, and major roadways. Whether you're upsizing or investing, this home offers incredible value in an established community.

Built in 1988

Essential Information

MLS® #	E4450813
Price	\$445,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	2519 45 Street
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5Z4

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 1st, 2025
Days on Market 2
Zoning Zone 29

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