

\$799,500 - 811 E 45th Street, Austin

MLS® #8530696

\$799,500

3 Bedroom, 2.00 Bathroom, 1,749 sqft
Residential on 0.24 Acres

Ridgetop Annex, Austin, TX

Live in the heart of central Austin, where everything you need is just steps from your door. Located in one of the city's most desirable neighborhoods, this prime address puts you within walking distance of local parks, schools, restaurants, shopping, and more—no car required. Whether you're grabbing groceries, heading to brunch, or enjoying a stroll through the neighborhood, convenience is truly at your doorstep. Now offered with a generous \$65,000 price improvement, this beautifully updated 3-bedroom, 2-bathroom home sits on a spacious 0.235-acre lot and effortlessly blends timeless charm with modern comfort. Inside, you'll find two large living areas, a formal dining room, and a chef-worthy kitchen featuring a center island, breakfast bar, quartz countertops, shaker cabinetry, and a sleek 6-burner gas range. Gorgeous hardwood flooring flows throughout the main living spaces and bedrooms, while natural light fills every corner. The cozy living room showcases a floor-to-ceiling stone fireplace, and the second living area—with glass French doors—opens to a private backyard retreat, perfect for movie nights, a home office, or both. The well-sized primary bedroom offers easy access to an updated bathroom, while the two secondary bedrooms are perfect for guests, family, or flex space. The expansive backyard is built for both fun and function, featuring a large patio for entertaining, a firepit, a 12' x 15' insulated workshop with



A/C, and a 6â€™ x 10â€™ greenhouse/she shed. With plenty of room to add an ADU, the possibilities here are endless. This is a rare opportunity to own a turnkey home in one of Austinâ€™s most walkable, vibrant, and sought-after neighborhoods!

A rental unit and/or a he/she shed will most likely fit on the oversized lot! Subject to verification.

Built in 1940

Essential Information

MLS® #	8530696
Price	\$799,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,749
Acres	0.24
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	811 E 45th Street
Area	4
Subdivision	Ridgetop Annex
City	Austin
County	Travis
State	TX
Zip Code	78751

Amenities

Utilities	Cable Available, High Speed Internet Available, Water Connected, Electricity Connected, Natural Gas Connected, Sewer Connected
Features	None
Parking	Alley Access, Attached, Garage, Garage Faces Rear, Garage Door

	Opener
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Range, Microwave, Range Hood
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Alley, Front Yard, Landscaped, Level, Private
Roof	Shingle, Composition
Construction	Wood Siding
Foundation	Block

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

Additional Information

Date Listed	April 4th, 2025
Days on Market	193

Listing Details

Listing Office	Compass RE Texas, LLC
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