

## \$425,000 - 12013 40 Street, Edmonton

---

MLS® #E4441042

**\$425,000**

3 Bedroom, 1.50 Bathroom, 766 sqft

Single Family on 0.00 Acres

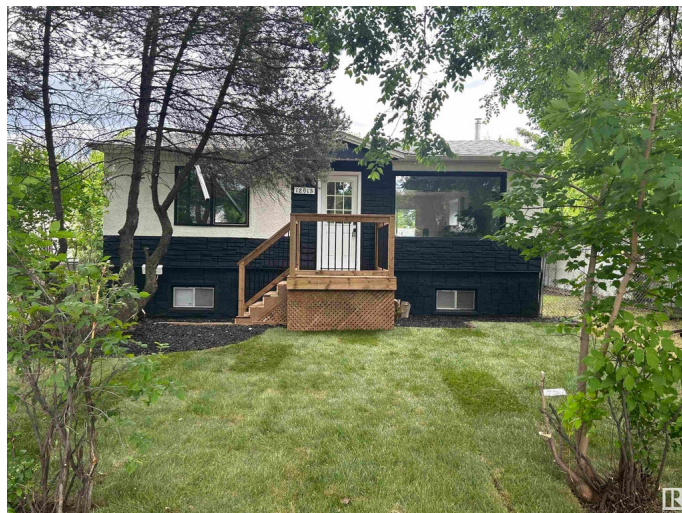
Beacon Heights, Edmonton, AB

WHAT DO WE HAVE HERE !!!! Just the coolest place around that's what we have !! This fully renovated bungalow is in a great location and has a great open concept floor plan with a NEW KITCHEN and everything else in it. One of the outstanding features is the patio doors from the kitchen to the beautiful deck. The yard is outstanding and huge plus you wont see another garage like this, a mechanic or handyman will be drooling. Back to the house you also have a new fully finished basement with another great design and another bathroom. If you are looking for that unique place to have that lifestyle you have been wishing for go no further you found it.

Built in 1957

### Essential Information

MLS® #	E4441042
Price	\$425,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	766
Acres	0.00
Year Built	1957



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12013 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2L2

### Amenities

Amenities	Workshop
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on June 17th, 2025 at 2:02am MDT