

## \$264,900 - 12009 40 Street, Edmonton

MLS® #E4463472

### \$264,900

3 Bedroom, 2.00 Bathroom, 733 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This bungalow home is located on a tree lined street in popular Beacon Heights! The property features two garages, a fully finished basement, 3 bedrooms, and 2 full bathrooms. The main level has a bright living room with a view of the street, an eat-in kitchen, and two bedrooms sharing the main 4pc. bathroom. The basement includes a third bedroom, second full bathroom, family room, and plenty of storage. There is still plenty of yard space to enjoy the seasons, but imagine having not one... but TWO garages to work on all your toys. Close to schools, parks, shopping, and transit.

Built in 1954

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463472               |
| Price          | \$264,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 733                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12009 40 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2L2         |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Patio                                          |
| Parking Spaces | 6                                              |
| Parking        | Double Garage Detached, Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 23            |

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Listing information last updated on November 6th, 2025 at 11:02am MST