

\$255,000 - 12125 40 Street, Edmonton

MLS® #E4438697

\$255,000

2 Bedroom, 1.00 Bathroom, 721 sqft
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

HANDYMAN SPECIAL !! Lot Size - 608SqM (52' x 124') with RS Zoning. Environmental report Done and ready to be demolished if someone is looking to build Big single unit or two Duplex or Laned homes. Discover a remarkable opportunity presented by this bungalow/lot, conveniently located in Beacon Heights. Whether you're eager to undertake a renovation project or seeking an investment opportunity, this bungalow offers the potential to realize your vision.

Built in 1955

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4438697 |
| Price | \$255,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 721 |
| Acres | 0.00 |
| Year Built | 1955 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information



Address 12125 40 Street
Area Edmonton
Subdivision Beacon Heights
City Edmonton
County ALBERTA
Province AB
Postal Code T5W 2L4

Amenities

Amenities Infill Property
Parking Front Drive Access

Interior

Appliances Refrigerator, Stove-Electric
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Stucco
Exterior Features Fenced, Landscaped
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Block

Additional Information

Date Listed May 27th, 2025
Days on Market 59
Zoning Zone 23

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Listing information last updated on July 24th, 2025 at 11:47pm MDT

