

\$339,900 - 11820 40 Street, Edmonton

MLS® #E4436461

\$339,900

4 Bedroom, 3.50 Bathroom, 1,539 sqft
Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

Great opportunity to own a 4 bedroom 4 bathroom unit in a great location and NO CONDO FEES!! Welcome to Beacon Heights!! 2288 sqft of fully finished living space. Check out this spacious kitchen with a brand new fridge and dishwasher! Kitchen newly finished in the basement with a separate entrance to the basement. Freshly painted through out, this unit actually shows as good as the photos. Notice the spacious master bedroom with walk in closet, en-suite bathroom, and 2 other bedrooms up stairs. large back yard with tons of evening sun to enjoy!

Built in 2006

Essential Information

MLS® #	E4436461
Price	\$339,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	11820 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2K8

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 14th, 2025
Days on Market	34
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 4:17pm MDT