

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

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MLS® #E4441042

**\$425,000**

3 Bedroom, 1.50 Bathroom, 766 sqft

Single Family on 0.00 Acres

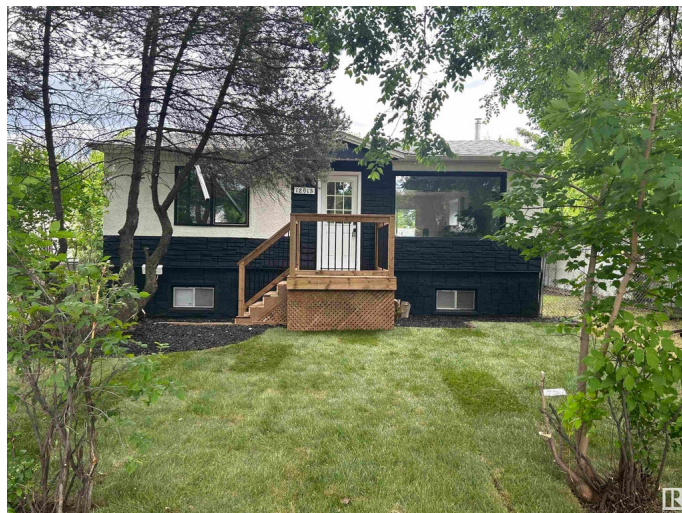
Beacon Heights, Edmonton, AB

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        |

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