\$255,000 - 12125 40 Street, Edmonton

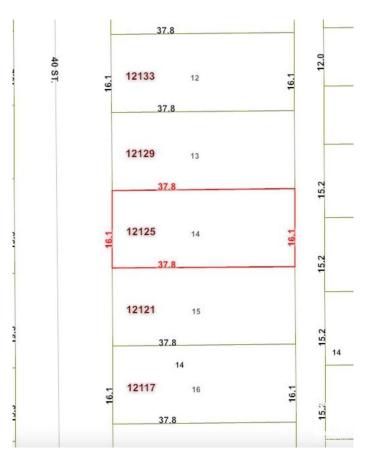
MLS® #E4438697

\$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
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

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

Amenities

AmenitiesInfill PropertyParkingFront 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	88
Zoning	Zone 23

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Listing information last updated on August 23rd, 2025 at 7:47am MD



