

Courtesy Of Arnold Oliveros Of Exp Realty

## \$464,900 - 12005 40 St, Edmonton

MLS® #E4459896

**\$464,900**

4 Bedroom, 2.00 Bathroom, 721 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

In Edmonton's charming Beacon Heights community, a beautifully updated home, enhanced with major upgrades in Summer 2025, awaits its new owners. Featuring brand-new CENTRAL A/C for cool summers and a state-of-the-art SOLAR PANEL system that drops energy costs and earns you credits from the utility provider, especially during summer months, this home offers modern efficiency. a high-efficiency NEW FURNACE keeps winters warm, and a NEW WATER TANK ensures dependable hot water, six new windows fill the basement with natural light. The entire plumbing system was replaced for peace of mind, and a new deck creates the perfect spot for outdoor relaxation. Set in a family-friendly neighborhood with parks, schools, and easy access to downtown Edmonton, this home blends significant upgrades with timeless charm, awaiting its new owners! Patio Set, Bbq grill, CCTV Cameras & Security Systems, lawn mower and trimmer all included!

Built in 1954

### Essential Information

MLS® # E4459896

Price \$464,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 721                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 12005 40 St    |
| Area        | Edmonton       |
| Subdivision | Beacon Heights |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5W 2L2        |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Patio, Solar Equipment |
| Parking   | Double Garage Detached                                         |

### Interior

|              |                                                                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Stories      | 2                                                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                     |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 28th, 2025  
Days on Market                13  
Zoning                              Zone 23

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