# \$255,000 - 12125 40 Street, Edmonton

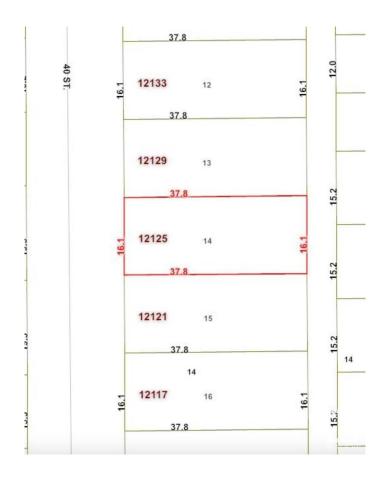
MLS® #E4438697

## \$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 79

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 August 14th, 2025 at 12:32an MD



