

\$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 66
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 1st, 2025 at 2:17am MDT

