

\$225,000 - 12125 40 Street, Edmonton

MLS® #E4456252

\$225,000

2 Bedroom, 1.00 Bathroom, 721 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

HANDYMAN SPECIAL !! Show some love and be owner of this Bungalow with a big lot size that backs on to alley or be creative and build a duplex or skinny homes on this BIG lot. 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. 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® #	E4456252
Price	\$225,000
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 September 5th, 2025
Days on Market 60
Zoning Zone 23

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