

\$264,900 - 12009 40 Street, Edmonton

MLS® #E4463472

\$264,900

3 Bedroom, 2.00 Bathroom, 733 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This bungalow home is located on a tree lined street in popular Beacon Heights! The property features two garages, a fully finished basement, 3 bedrooms, and 2 full bathrooms. The main level has a bright living room with a view of the street, an eat-in kitchen, and two bedrooms sharing the main 4pc. bathroom. The basement includes a third bedroom, second full bathroom, family room, and plenty of storage. There is still plenty of yard space to enjoy the seasons, but imagine having not one... but TWO garages to work on all your toys. Close to schools, parks, shopping, and transit.

Built in 1954

Essential Information

MLS® #	E4463472
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	733
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	12009 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2L2

Amenities

Amenities	Patio
Parking Spaces	6
Parking	Double Garage Detached, Single Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 23rd, 2025
Days on Market	3
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 October 26th, 2025 at 1:47am MDT