

# \$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

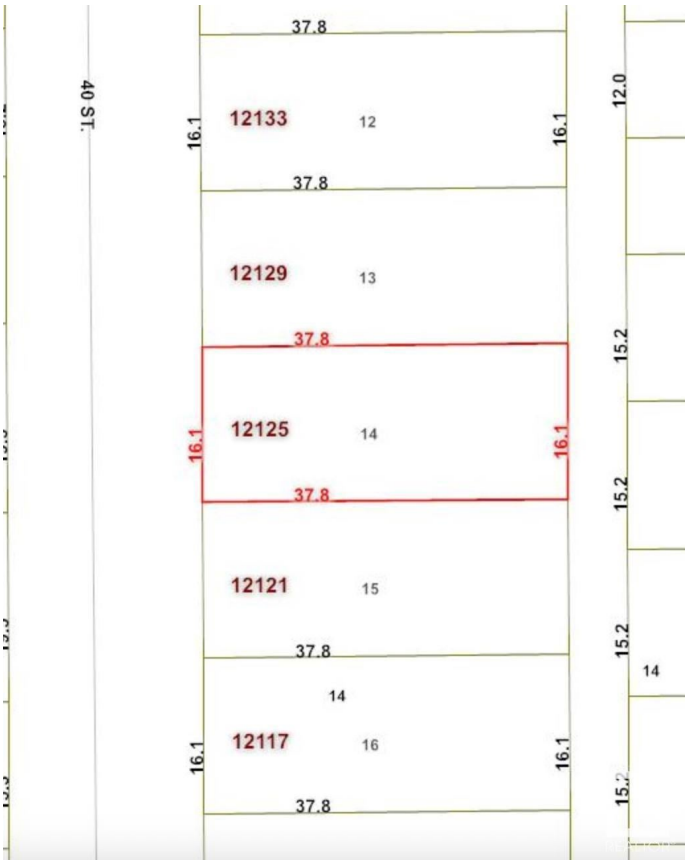
HANDYMAN SPECIAL !! Lot Size - 608SqM (52' x 124') with RS Zoning. Environmental report Done and ready to be demolished if someone is looking to build Big single unit or two Duplex or Laned homes. Discover a remarkable opportunity presented by this bungalow/lot, conveniently located in Beacon Heights. 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 21  
Zoning Zone 23

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Listing information last updated on June 16th, 2025 at 11:32pm MDT

