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

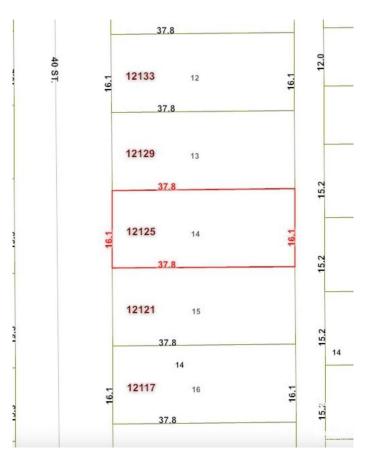
MLS® #E4438697

#### \$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
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

- Address Area Subdivision City County Province Postal Code
- 12125 40 Street Edmonton Beacon Heights Edmonton ALBERTA AB T5W 2L4

#### Amenities

AmenitiesInfill PropertyParkingFront 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	74
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSA® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSA® 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 9th, 2025 at 9:02pm MD



