\$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 som 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

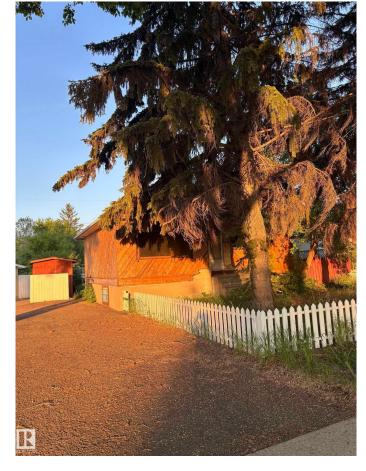
Square Footage 721
Acres 0.00
Year Built 1955

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 41

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 16th, 2025 at 12:32pm MDT