# \$425,000 - 12013 40 Street, Edmonton

MLS® #E4441042

## \$425,000

3 Bedroom, 1.50 Bathroom, 766 sqft Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

WHAT DO WE HAVE HERE !!!! Just the coolest place around that's what we have !! This fully renovated bungalow is in a great location and has a great open concept floor plan with a NEW KITCHEN and everything else in it. One of the outstanding features is the patio doors from the kitchen to the beautiful deck. The yard is outstanding and huge plus you wont see another garage like this, a mechanic or handyman will be drooling. Back to the house you also have a new fully finished basement with another great design and another bathroom. If you are looking for that unique place to have that lifestyle you have been wishing for go no further you found it.





Built in 1957

### **Essential Information**

MLS® # E4441042
Price \$425,000
Bedrooms 3
Bathrooms 1.50
Full Baths 1
Half Baths 1

Square Footage 766 Acres 0.00

Year Built 1957

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 12013 40 Street

Area Edmonton

Subdivision Beacon Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 2L2

## **Amenities**

Amenities Workshop

Parking Double Garage Detached, Over Sized, Rear Drive Access

## Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Washer, Stove-Induction

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### Additional Information

Date Listed June 6th, 2025

Days on Market 11

Zoning Zone 23

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