

\$525,000 - 12021 40 Street, Edmonton

MLS® #E4443081

\$525,000

4 Bedroom, 3.50 Bathroom, 1,634 sqft
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this stunning infill home, thoughtfully designed with quality and functionality in mind. Featuring a separate side entrance to a fully finished basement, this home offers 4 spacious bedrooms, 3.5 bathrooms, and a main floor denâ€™perfect for a home office or additional bedroom. Premium exterior finishes include Hardie cement board siding and a double detached garage, along with a private 16â€™ x 8â€™ rear deck complete with built-in privacy walls. Inside, you'll find extensive upgrades throughout: hardwood flooring, 9-ft smooth ceilings, and a bright, open-concept layout. The gourmet kitchen is a showstopper with floor-to-ceiling soft-close maple cabinetry, quartz countertops, stainless steel appliances, and large windows that fill the space with natural light. The fully developed basement offers a large family room with a stone gas fireplace, wet bar, fourth bedroom, full bathroom, and no bulkheads for a clean, modern finish. This home also features underground electrical service & HRV system.

Built in 2019

Essential Information

MLS® #	E4443081
Price	\$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,634
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12021 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2L2

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Wet Bar
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	1
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 June 20th, 2025 at 1:02am MDT