# \$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 some 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

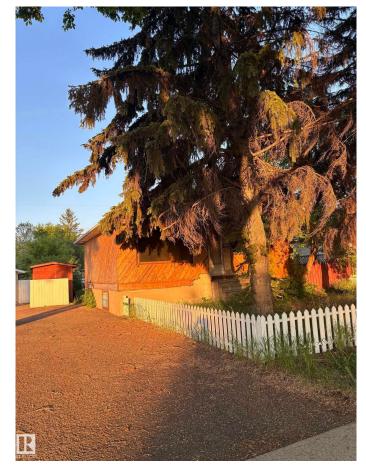
Square Footage 721
Acres 0.00
Year Built 1955

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 60

Zoning Zone 23

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Listing information last updated on November 4th, 2025 at 7:02am MST