

Courtesy Of Mani Bagga Of Royal Lepage Magna

\$259,800 - 12010 40 Street, Edmonton

MLS® #E4450107

\$259,800

3 Bedroom, 2.00 Bathroom, 932 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to Beacon Heights! Welcome to this traditional bungalow located in the heart of Beacon Heights, offering over 931 sqft AG + 847+ sqft FULLY FINISHED BASEMENT.

Step into the bright and spacious living room, which flows seamlessly into the dining area. The functional kitchen offers ample cabinetry and workspace, while the 3-piece main floor bathroom is conveniently located. The main floor also features a comfortable master bedroom and a second bedroom, perfect for children, guests, or a home office. Step out onto the rear deck and enjoy the expansive fully fenced backyard. A detached double garage provides secure parking and extra storage. The fully finished basement offers incredible additional living space with a 3rd bedroom, recreation room, storage room, 2 utility rooms, & 3-piece bathroom—ideal for multi-generational living! Located in a quiet, family-friendly neighbourhood with easy access to parks, schools, shopping, and public transit!

Built in 1955

Essential Information

MLS® #	E4450107
Price	\$259,800
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12010 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2L3

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

School Information

Elementary	Abbott School
Middle	Ivor Dent School
High	Eastglen School

Additional Information

Date Listed	July 28th, 2025
Days on Market	20
Zoning	Zone 23

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