

## \$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 | 8               |
| Zoning         | Zone 23         |

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Listing information last updated on August 5th, 2025 at 8:02pm MDT