

## \$225,000 - 12125 40 Street, Edmonton

MLS® #E4456252

**\$225,000**

2 Bedroom, 1.00 Bathroom, 721 sqft

Single Family on 0.00 Acres

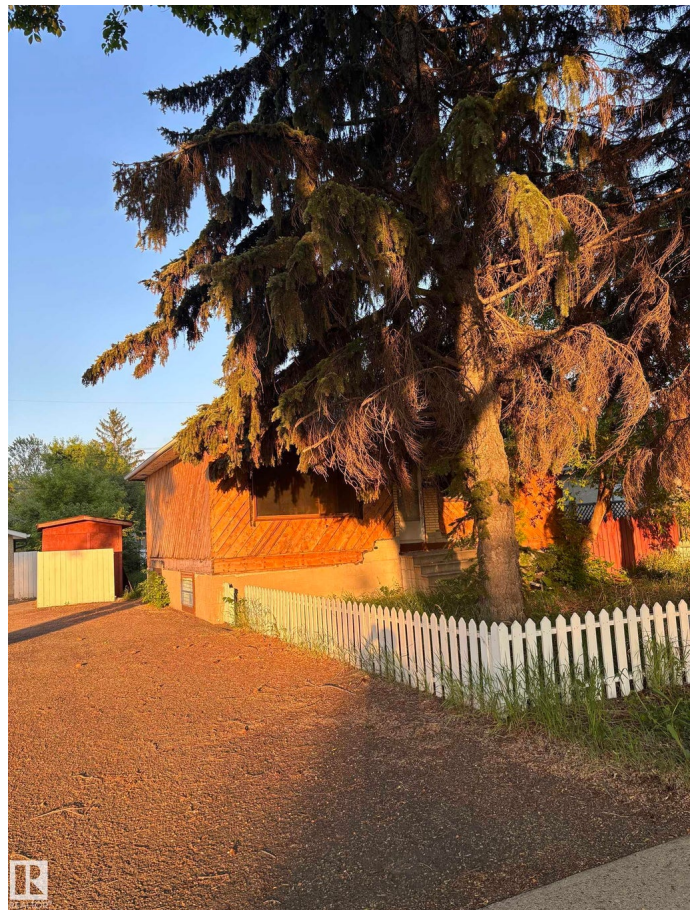
Beacon Heights, Edmonton, AB

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               |



StatusActive

Community Information

Address12125 40 Street  
AreaEdmonton  
SubdivisionBeacon Heights  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5W 2L4

Amenities

AmenitiesInfill Property  
ParkingFront Drive Access

Interior

AppliancesRefrigerator, Stove-Electric  
HeatingForced Air-1, Natural Gas  
Stories2  
Has BasementYes  
BasementFull, Finished

Exterior

ExteriorWood, Stucco  
Exterior FeaturesFenced, Landscaped  
RoofAsphalt Shingles  
ConstructionWood, Stucco  
FoundationBlock

Additional Information

Date ListedSeptember 5th, 2025  
Days on Market63  
ZoningZone 23

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Listing information last updated on November 6th, 2025 at 11:47pm MST