

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

MLS® #E4456252

**\$225,000**

2 Bedroom, 1.00 Bathroom, 721 sqft

Single Family on 0.00 Acres

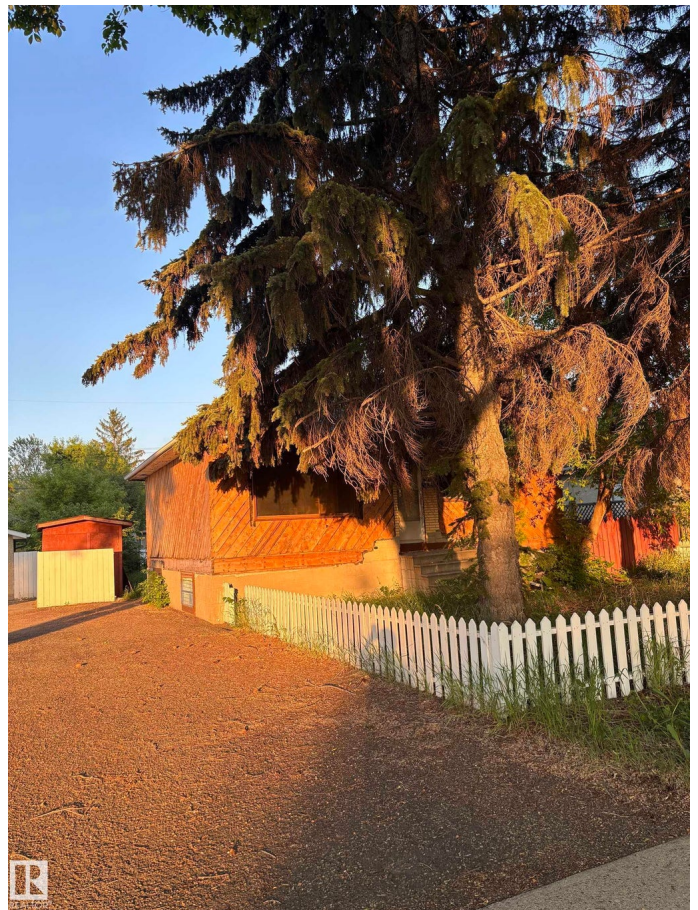
Beacon Heights, Edmonton, AB

HANDYMAN SPECIAL !! Show som 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
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## 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
Zoning	Zone 23

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Listing information last updated on September 5th, 2025 at 7:02pm MDT