

\$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 Market62
ZoningZone 23

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