

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

MLS® #E4456252

**\$225,000**

2 Bedroom, 1.00 Bathroom, 721 sqft  
Single Family on 0.00 Acres

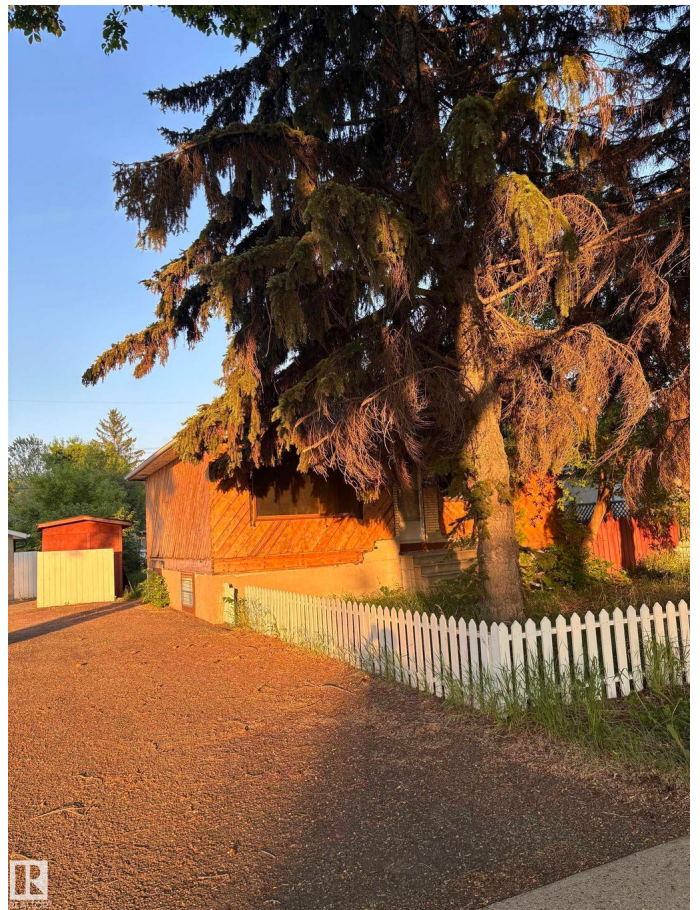
Beacon Heights, Edmonton, AB

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



Status Active

### 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  
Days on Market 71  
Zoning Zone 23

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Listing information last updated on November 15th, 2025 at 3:17pm MST