

\$225,000 - 12125 40 St Nw, Edmonton

MLS® #E4456252

\$225,000

2 Bedroom, 1.00 Bathroom, 721 sqft
Single Family on 0.15 Acres

Beacon Heights, Edmonton, Alberta

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. (id:6289)

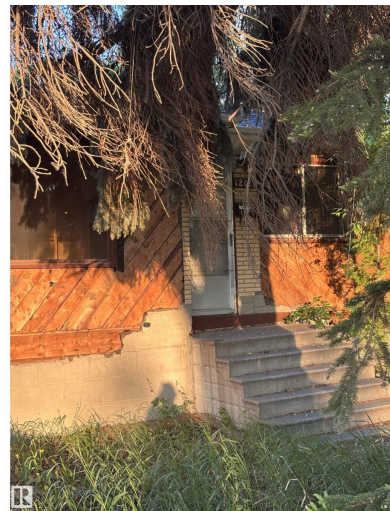
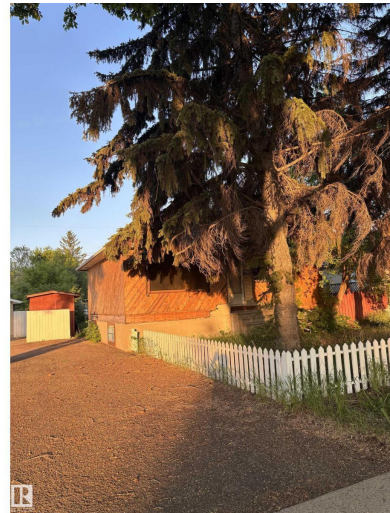
Built in 1955

Essential Information

Listing #	E4456252
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Square Footage	721
Acres	0.15
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address 12125 40 St Nw



Subdivision	Beacon Heights
City	Edmonton
Province	Alberta
Postal Code	T5W2L4

Interior

Appliances	Refrigerator, Stove
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	MaxWell Polaris
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 18th, 2025 at 2:46pm MDT