

\$464,900 - 12005 40 St Nw, Edmonton

MLS® #E4459896

\$464,900

4 Bedroom, 2.00 Bathroom, 721 sqft
Single Family

Beacon Heights, Edmonton, Alberta

In Edmonton's charming Beacon Heights community, a beautifully updated home, enhanced with major upgrades in Summer 2025, awaits its new owners. Featuring brand-new CENTRAL A/C for cool summers and a state-of-the-art SOLAR PANEL system that drops energy costs and earns you credits from the utility provider, especially during summer months, this home offers modern efficiency. a high-efficiency NEW FURNACE keeps winters warm, and a NEW WATER TANK ensures dependable hot water, six new windows fill the basement with natural light. The entire plumbing system was replaced for peace of mind, and a new deck creates the perfect spot for outdoor relaxation. Set in a family-friendly neighborhood with parks, schools, and easy access to downtown Edmonton, this home blends significant upgrades with timeless charm, awaiting its new owners! Patio Set, Bbq grill, CCTV Cameras & Security Systems, lawn mower and trimmer all included! (id:6289)

Built in 1954

Essential Information

Listing #	E4459896
Price	\$464,900
Bedrooms	4
Bathrooms	2.00
Square Footage	721



Year Built	1954
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12005 40 St Nw
Subdivision	Beacon Heights
City	Edmonton
Province	Alberta
Postal Code	T5W2L2

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill
Features	See remarks, Lane
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Alarm System, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Storage Shed, Stove, Washer, Window Coverings, See remarks, Refrigerator, Two stoves
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Exp Realty
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