

Courtesy Of Arnold Oliveros Of Exp Realty

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

MLS® #E4459896

**\$464,900**

4 Bedroom, 2.00 Bathroom, 721 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

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!

Built in 1954

### Essential Information

MLS® #	E4459896
Price	\$464,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	721
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12005 40 St
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2L2

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Patio, Solar Equipment
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 28th, 2025

Days on Market      14

Zoning                 Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 12th, 2025 at 1:47am MDT