

# \$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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