

## \$350,000 - 11820 40 Street, Edmonton

MLS® #E4436461

**\$350,000**

4 Bedroom, 3.50 Bathroom, 1,539 sqft  
Condo / Townhouse on 0.00 Acres

Beacon Heights, Edmonton, AB

Great opportunity to own a 4 bedroom 4 bathroom unit in a great location and NO CONDO FEES!! Welcome to Beacon Heights!! 2288 sqft of fully finished living space. Check out this spacious kitchen with a brand new fridge and dishwasher! Kitchen newly finished in the basement with a separate entrance to the basement. Freshly painted through out, this unit actually shows as good as the photos. Notice the spacious master bedroom with walk in closet, en-suite bathroom, and 2 other bedrooms up stairs. large back yard with tons of evening sun to enjoy!

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4436461          |
| Price          | \$350,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,539             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11820 40 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2K8         |

## Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Front Drive Access  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Vinyl    |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Vinyl    |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 23        |

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