

## \$339,900 - 11820 40 Street, Edmonton

MLS® #E4436461

**\$339,900**

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	\$339,900
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	37
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 June 20th, 2025 at 8:02am MDT