

## \$479,900 - 11809/11 40 Street, Edmonton

MLS® #E4452141

**\$479,900**

3 Bedroom, 2.00 Bathroom, 800 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This beautiful side-by-side duplex sits on a spacious lot in Beacon Heights. Each unit is a mirror image of the other, featuring a bright living room with a large window, two bedrooms, a four-piece bathroom, and a well-laid-out kitchen on the main floor. Each unit also offers a separate entrance to the basement, which is partially finished and ready for development.

Built in 1960

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4452141            |
| Price          | \$479,900           |
| Bedrooms       | 3                   |
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 800                 |
| Acres          | 0.00                |
| Year Built     | 1960                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|         |                    |
|---------|--------------------|
| Address | 11809/11 40 Street |
| Area    | Edmonton           |



|             |                |
|-------------|----------------|
| Subdivision | Beacon Heights |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5W 2K7        |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | On Street Parking, See Remarks, Infill Property |
| Parking   | Front/Rear Drive Access, See Remarks            |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 81               |
| Zoning         | Zone 23          |

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Listing information last updated on October 28th, 2025 at 1:32am MDT