

\$489,999 - 11809/11811 40 Street, Edmonton

MLS® #E4415727

\$489,999

4 Bedroom, 2.00 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Charming Side-by-Side Bungalow-Style Duplex, situated on a 3 legal lots with a total of 4 bedrooms on both sides! Designed with functional layouts and featuring a separate back entrance to the basement. One side currently rented by a long-term tenant. Priced for a quick sale, this property offers an unbeatable location—conveniently close to public transportation, health center, shopping, and schools. Don't miss out on this fantastic investment opportunity!

Built in 1960



Essential Information

| | |
|----------------|---------------------|
| MLS® # | E4415727 |
| Price | \$489,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,480 |
| Acres | 0.00 |
| Year Built | 1960 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bungalow |
| Status | Active |

Community Information

Address 11809/11811 40 Street
Area Edmonton
Subdivision Beacon Heights
City Edmonton
County ALBERTA
Province AB
Postal Code T5W 2K7

Amenities

Amenities On Street Parking
Parking See Remarks

Interior

Appliances Storage Shed, Dryer-7
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, Fenced, Landscaping, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed December 10th, 2024
Days on Market 143
Zoning Zone 23

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Listing information last updated on May 2nd, 2025 at 2:32pm MDT

