

## \$525,000 - 12021 40 Street, Edmonton

MLS® #E4443081

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,634 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this stunning infill home, thoughtfully designed with quality and functionality in mind. Featuring a separate side entrance to a fully finished basement, this home offers 4 spacious bedrooms, 3.5 bathrooms, and a main floor denâ€™perfect for a home office or additional bedroom. Premium exterior finishes include Hardie cement board siding and a double detached garage, along with a private 16â€™<sup>TM</sup> x 8â€™<sup>TM</sup> rear deck complete with built-in privacy walls. Inside, you'll find extensive upgrades throughout: hardwood flooring, 9-ft smooth ceilings, and a bright, open-concept layout. The gourmet kitchen is a showstopper with floor-to-ceiling soft-close maple cabinetry, quartz countertops, stainless steel appliances, and large windows that fill the space with natural light. The fully developed basement offers a large family room with a stone gas fireplace, wet bar, fourth bedroom, full bathroom, and no bulkheads for a clean, modern finish. This home also features underground electrical service & HRV system.

Built in 2019

### Essential Information

MLS® # E4443081

Price \$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,634
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12021 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2L2

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Wet Bar
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	7
Zoning	Zone 23

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Listing information last updated on June 26th, 2025 at 2:18pm MDT