

## \$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 33  
Zoning Zone 23

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