

\$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	96
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 November 11th, 2025 at 10:47pm MST