

\$399,900 - 11914 40 Street, Edmonton

MLS® #E4459861

\$399,900

4 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Well maintained, family friendly 1218 sq ft home on a lovely tree lined street. Main floor featuring solid maple hardwood throughout, 3 bedrooms, full bath with jacuzzi tub, living room and large functional kitchen with dinette. Upgrades in the past 15 yrs include: maple kitchen cabinets, exceptionally bright, beautiful oversized triple pane windows & front door on the main, 50 gal hwt, furnace, eavestroughs & 25 yr shingles (house & garage). This solidly built home sits on a large, landscaped, fenced lot 52'x124' with oversized 26'x22' double garage. Exposed aggregate walks front and back. Loads of parking and space for an RV! This bi-level home features a fully finished basement with large windows above ground level, a rec room, bedroom, additional den/flex room (easy extra bedroom potential), 4 piece bath and large storage/laundry/mechanical room. Excellent walkability, a few short blocks to schools, parks, shops & transit. Quick access to the Henday and Yellowhead Trail. A fine home, don't wait!

Built in 1972

Essential Information

MLS® #	E4459861
Price	\$399,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	11914 40 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2K9

Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	See Private Comments

Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	ST. Bernadette's
Middle	Highlands
High	Eastglen

Additional Information

Date Listed	September 27th, 2025
Days on Market	8
Zoning	Zone 23

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