

\$475,000 - 12021 40 Street, Edmonton

MLS® #E4443081

\$475,000

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€™TM x 8â€™TM 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 | \$475,000 |



| | |
|----------------|------------------------|
| 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 Suite | Yes |
| 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 | 38 |
| Zoning | Zone 23 |

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Listing information last updated on July 27th, 2025 at 8:02am MDT