

\$489,999 - 11809/11811 40 Street, Edmonton

MLS® #E4415727

\$489,999

4 Bedroom, 2.00 Bathroom, 1,480 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Charming Side-by-Side Bungalow-Style Duplex, situated on a 3 legal lots with a total of 4 bedrooms on both sides! Designed with functional layouts and featuring a separate back entrance to the basement. One side currently rented by a long-term tenant. Priced for a quick sale, this property offers an unbeatable location—conveniently close to public transportation, health center, shopping, and schools. Don't miss out on this fantastic investment opportunity!

Built in 1960



Essential Information

MLS® #	E4415727
Price	\$489,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,480
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address 11809/11811 40 Street
Area Edmonton
Subdivision Beacon Heights
City Edmonton
County ALBERTA
Province AB
Postal Code T5W 2K7

Amenities

Amenities On Street Parking
Parking See Remarks

Interior

Appliances Storage Shed, Dryer-7
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, Fenced, Landscaping, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed December 10th, 2024
Days on Market 139
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 April 28th, 2025 at 6:32pm MDT

