

## \$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 | 17                   |
| 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 October 14th, 2025 at 4:32am MDT