

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

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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 158  
Zoning Zone 23

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Listing information last updated on May 17th, 2025 at 8:32am MDT

