

## \$389,000 - 11825 42 Street, Edmonton

MLS® #E4439968

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this beautifully updated 4-bedroom, 2-bath bungalow in the heart of Beacon Heights! Nestled on a quiet, family-friendly street, this charming home offers the perfect blend of comfort, functionality, and investment potential. The spacious layout includes a well-appointed kitchen and generous living areas - ideal for growing families or first-time buyers looking to settle into a move-in ready space. Downstairs, a fully finished basement adds versatility with extra bedrooms, a full bath, and ample storage. Out back, youâ€™ll love the recently built oversized detached double garage - a rare find that adds incredible value whether youâ€™re parking, storing, or workshop dreaming. With easy access to the Yellowhead and Anthony Henday, commuting and exploring all corners of Edmonton is a breeze. Whether you're a family looking for more space, a first-time buyer entering the market, or an investor eyeing a solid rental opportunity, this home checks all the boxes!

Built in 1958

### Essential Information

MLS® # E4439968

Price \$389,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,169                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11825 42 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2N3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached, Over Sized              |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Beacon Heights School |
| Middle     | St. Nicholas Catholic |
| High       | Eastglen High School  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 23        |

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Listing information last updated on June 17th, 2025 at 8:02pm MDT