

Courtesy Of David Lam Of Exp Realty

# \$339,900 - 12025 42 Street, Edmonton

MLS® #E4425596

**\$339,900**

3 Bedroom, 2.00 Bathroom, 760 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This meticulously maintained and updated 3-bedroom, 2-bath bungalow in Beacon Heights is move-in ready! Located across from a beautiful park, this energy-efficient home features triple-pane windows throughout, a new furnace, and a 50-gallon hot water tank (2023). Recent updates include new flooring, fresh paint throughout, and modern LED lighting. The kitchen shines with new appliances (2023), while the roof was completed in 2018, and the electrical has been upgraded to 100 amp. Situated on a spacious 50' x 128.9' lot, this property offers an oversized single garage and a fully fenced backyard with a patio, firepit, perennials, vegetable planter boxes, and rain collectors—ideal for outdoor lovers and gardeners alike. With thoughtful updates and a prime location, this home is a must-see!

Built in 1957

## Essential Information

MLS® #	E4425596
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00



Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12025 42 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2N7

### **Amenities**

Amenities	Fire Pit, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market 1

Zoning Zone 23

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Listing information last updated on March 14th, 2025 at 11:02am MDT