

## \$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
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Days on Market	15
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Zoning	Zone 23
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