

# \$549,900 - 12039 41 Street, Edmonton

MLS® #E4431365

## \$549,900

6 Bedroom, 4.00 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This brand-new, 2-storey half duplex features a modern open-concept living area with quartz countertops and a main-floor bedroom with a 3-piece bathroom. Upstairs, you'll find three bedrooms, including a Primary with an ensuite and walk-in closet, plus a laundry room and a 4-piece bathroom. The property also includes a 2-bedroom legal suite and a double detached garage.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4431365      |
| Price          | \$549,900     |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,760         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 12039 41 Street |
| Area    | Edmonton        |



Subdivision Beacon Heights  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5W 2M3

**Amenities**

Amenities Carbon Monoxide Detectors  
Detectors Smoke, Hot Wa  
Smoking Home, Smart/Progr  
Parking Double Garage Detached

**Interior**

Interior Features ensuite bathroom  
Appliances Garage Control, Garage Ope  
Heating Forced Air-2, Natural Gas  
Stories 3  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

**Exterior**

Exterior Wood, Stone, Vinyl  
Exterior Features Back Lane, Landscaped, P  
Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

**School Information**

Elementary Beacon Elementary  
Middle Highland's Junior High  
High Eastglen High School

**Additional Information**

Date Listed April 17th, 2025  
Days on Market 95  
Zoning Zone 23



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Listing information last updated on July 21st, 2025 at 7:02pm MDT