

# \$549,900 - 12034 47 Street, Edmonton

MLS® #E4451936

**\$549,900**

6 Bedroom, 4.00 Bathroom, 1,712 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This quality-built home features a side entry to a 2-bedroom legal suite, offering a total of 6 bedrooms and 4 full bathrooms. Enjoy quartz countertops throughout and an open-concept main floor with a stunning kitchen, including a stainless steel chimney hood fan, modern tile backsplash, and high-quality cabinetry. The main floor also has a versatile guest room/den and a full 3-piece bathroom. A beautiful glass railing staircase leads to the upper level, which includes a flex room, laundry room, primary bedroom with ensuite, a full bathroom, and 2 additional bedrooms. The exterior is complete with a new fence, patio, double garage, and landscaping, making it ideal for modern living and investment! Home is currently under construction and slated to be completed August 2025. \*\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451936  |
| Price          | \$549,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,712     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12034 47 Street |
| Area        | Edmonton        |
| Subdivision | Beacon Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2X3         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Infill Property |
|-----------|--|

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

### **Interior**

|                   |                  |
|-------------------|------------------|
| Interior Features | ensuite bathroom |
|-------------------|------------------|

|            |   |
|------------|---|
| Appliances | Garage Control, Garage Opener, Hood Fan, Oven-Microwave |
|------------|---|

|         |                           |
|---------|---------------------------|
| Heating | Forced Air-2, Natural Gas |
|---------|---------------------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|            |        |
|------------|--------|
| Fireplaces | Insert |
|------------|--------|

|         |   |
|---------|---|
| Stories | 3 |
|---------|---|

|           |     |
|-----------|-----|
| Has Suite | Yes |
|-----------|-----|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
|-------------------|--|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
|--------------|-------------|

Foundation            Concrete Perimeter

### **School Information**

Elementary            Beacon Elementary

Middle                Highland's Jr. High

High                    Eastglen High School

### **Additional Information**

Date Listed            August 8th, 2025

Days on Market      15

Zoning                 Zone 23

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Listing information last updated on August 23rd, 2025 at 7:32pm MDT