

# \$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
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Parking Spaces	4
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Parking	Double Garage Detached
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### **Interior**

Interior Features	ensuite bathroom
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Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave
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Heating	Forced Air-2, Natural Gas
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Fireplace	Yes
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Fireplaces	Insert
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Stories	3
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Has Suite	Yes
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Has Basement	Yes
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Basement	Full, Finished
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### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
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Roof	Asphalt Shingles
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Construction	Wood, Vinyl
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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      5

Zoning                 Zone 23

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Listing information last updated on August 12th, 2025 at 11:32pm MDT