

\$549,900 - 12036 47 Street, Edmonton

MLS® #E4442610

\$549,900

6 Bedroom, 4.00 Bathroom, 1,716 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. ** Interior photos are of a similar home & model, and final finishings and colours may vary.

Built in 2025

Essential Information

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|----------------|-----------|
| MLS® # | E4442610 |
| Price | \$549,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,716 |



Acres 0.00
Year Built 2025
Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 12036 47 Street
Area Edmonton
Subdivision Beacon Heights
City Edmonton
County ALBERTA
Province AB
Postal Code T5W 2X3

Amenities

Amenities Carbon Monoxide Detectors, Natural Gas, No Animal Home, No Smoking Home, Smart/Programmable Thermostat, Vinyl Windows,
Parking Spaces 4
Parking Double Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Garage Control, Garage Opener
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

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|------------|----------------------|
| Elementary | Beacon Elementary |
| Middle | Highland's Jr. High |
| High | Eastglen High School |

Additional Information

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|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 51 |
| Zoning | Zone 23 |

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Listing information last updated on August 6th, 2025 at 4:32am MDT