

## \$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

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**

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

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	47
Zoning	Zone 23

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