

# \$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                9  
Zoning                              Zone 23

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