

\$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/Program Thermostat, Vinyl Windows,
Parking Spaces 4
Parking Double Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Garage Control, Garage Ope
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	50
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 9:17pm MDT