

## \$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	28
Zoning	Zone 23

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