

**\$549,900**

Beacon Heights, Edmonton, AB

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	48
Zoning	Zone 23

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Listing information last updated on August 3rd, 2025 at 10:17am MDT