\$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
Туре	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

Carbon Monoxide Detectors, Natural Gas, No Animal Hema

Thermostat, Vinyl Windows,

Parking Spaces4ParkingDouble Garage Detached

Interior

Interior Features ensuite bathroom Appliances Garage Control, Garage Ope Forced Air-2, Natural Gas Heating Fireplace Yes **Fireplaces** Insert **Stories** 3 Has Suite Yes Has Basement Yes Full, Finished **Basement**

Exterior

Exterior	Wood,	Vinyl					R
Exterior Features	Back	Lane,	Fenced,	Lanoscapeo,	Playground	nearby,	Public
	Transp	portation	, Schools,	Shopping Nearb	oy, See Remar	·ks	
Roof	Aspha	It Shingle	es				





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