

## \$775,000 - 12411 47 Avenue, Edmonton

MLS® #E4450897

**\$775,000**

5 Bedroom, 2.50 Bathroom, 2,074 sqft

Single Family on 0.00 Acres

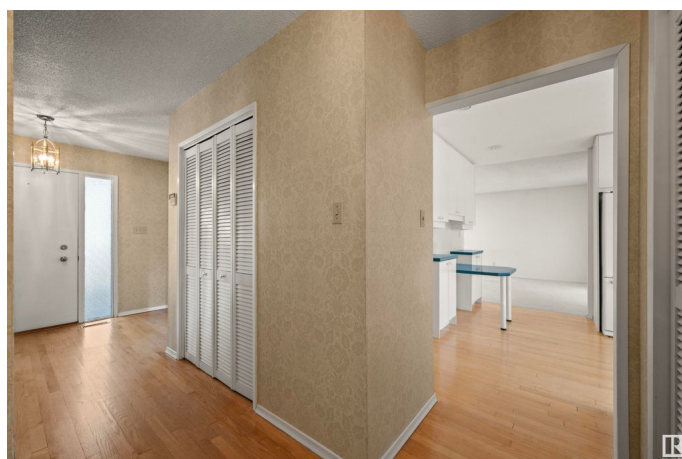
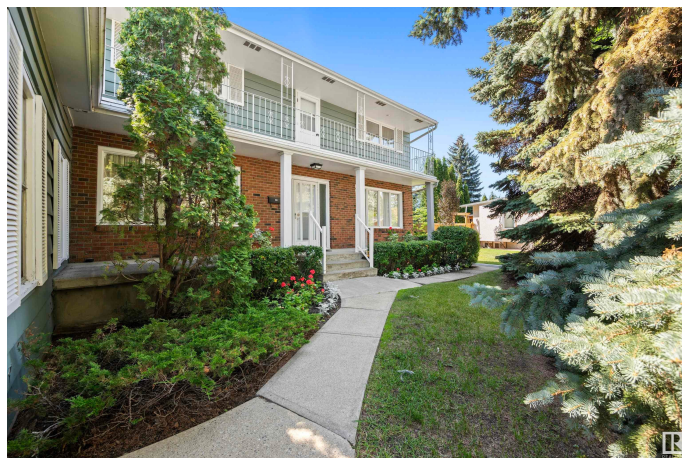
Lansdowne, Edmonton, AB

Incredible opportunity in the heart of desirable Lansdowne! This spacious two-storey home offers 4 bedrooms up, ideally situated on a massive 1250 square meter lot, measuring 65' at the front and expanding to over 100' wide at the rear. Loved by the same owners for decades, the property presents endless potential for renovation or redevelopment into your dream home. The expansive backyard features beautiful landscaping, providing ample space for entertaining and outdoor activities. Ideally located close to excellent schools, parks, shopping at Southgate Centre, the University of Alberta, and quick access to major commuter routes. A rare chance to invest in one of Edmonton's most sought-after neighbourhoods. Bring your vision and make this prime property your own!

Built in 1969

### Essential Information

MLS® #	E4450897
Price	\$775,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,074
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12411 47 Avenue
Area	Edmonton
Subdivision	Lansdowne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0B3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1

## Zoning

## Zone 15

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 2nd, 2025 at 1:47pm MDT