

## \$238,000 - 12150 47 Street, Edmonton

MLS® #E4432449

**\$238,000**

3 Bedroom, 1.00 Bathroom, 639 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Why live in a condo when you can have a house? Welcome to a quiet corner lot in Beacon Heights. This 638 sqft, raised bungalow, sitting on a massive 50x124 lot offers the perfect opportunity for the developer and young professionals alike. With a smaller place it's crucial to make the most of it. This home has that done in spades. Walking in you will love the fresh bright feel of the renovated main floor featuring vinyl plank flooring throughout. Into the kitchen you will love everything from the subway tile back splash, the 2 tone cabinetry, white cabinets and the stainless appliances with gas stove. The large primary bedroom, and smaller bedroom / office close by give you the space you need. A beautiful 4 piece bathroom complete this level. Down to the basement with a rec room, bedroom and laundry, it's time to build your own sweat equity. With Beacon Heights school and parks an easy walk away, close to Yellowhead, and the River Valley, Don't let this opportunity pass you by!!

Built in 1951

### Essential Information

MLS® #	E4432449
Price	\$238,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	639
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	12150 47 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2X5

### **Amenities**

Amenities	Hot Water Natural Gas, Storage-In-Suite
Parking Spaces	2
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Cul-De-Sac, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 23rd, 2025

Days on Market      4

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 April 27th, 2025 at 10:47am MDT