

Courtesy Of John Rota Of Exp Realty

## \$525,000 - 12431 47 Street, Edmonton

MLS® #E4461694

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this beautifully maintained 2-storey home nestled in the quiet, family-friendly community of Bergman. Offering 1,404 sq ft above grade, this home combines modern style with functional living spaces – perfect for growing families. Step inside to a bright and modern kitchen featuring crisp white cabinetry, stainless steel appliances, and ample counter space. The cozy living room boasts an electric fireplace, creating a warm and inviting atmosphere, while a convenient 2-piece bathroom completes the main floor. Upstairs, you’ll find two spacious bedrooms, a 4-piece main bathroom, plus a generous primary suite with its own 4-piece ensuite – a true retreat! The fully finished basement offers excellent versatility with a separate entrance, 2 additional bedrooms, another 4-piece bathroom, and a second kitchen – ideal for extended family or potential suite. Enjoy outdoor living on the elevated rear deck, perfect for relaxing or entertaining guests. Located close to schools, parks, and major road ways.

Built in 2025

### Essential Information

MLS® # E4461694

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,404                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12431 47 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 5E5         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Guest Suite |
| Parking   | Parking Pad Cement/Paved                                                   |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Insert                                                                                             |
| Stories           | 2                                                                                                  |
| Has Suite         | Yes                                                                                                |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Back Lane, Golf Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                               |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Beacon Heights School |
| Middle     | St. Nicholas Catholic |
| High       | Eastglen High School  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 23            |

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Listing information last updated on October 20th, 2025 at 8:32am MDT