

## \$274,900 - 12012 49 Street, Edmonton

MLS® #E4447482

**\$274,900**

6 Bedroom, 2.00 Bathroom, 1,077 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

Welcome to this beautifully updated home in the desirable community of Beacon Heights! Offering 3 bedrooms on the main floor and 3 additional bedrooms with portable closets and den in the basement, this spacious layout is perfect for large or growing families. Enjoy the convenience of two full bathrooms, two kitchens, a side entrance, and a double detached garage. A separate side entrance provides direct access to the basement. Selling as is. Major upgrades completed in 2023 include a new roof, furnace, water tank, flooring, fresh paint, and updated sidewalk entrance. Located close to schools, parks, shopping, public transit, and with easy access to Yellowhead Trail.

Built in 1963

### Essential Information

MLS® #	E4447482
Price	\$274,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1963
Type	Single Family



Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	12012 49 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3A4

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 12th, 2025
Days on Market	15
Zoning	Zone 23

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