

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

MLS® #E4447482

**\$274,900**

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

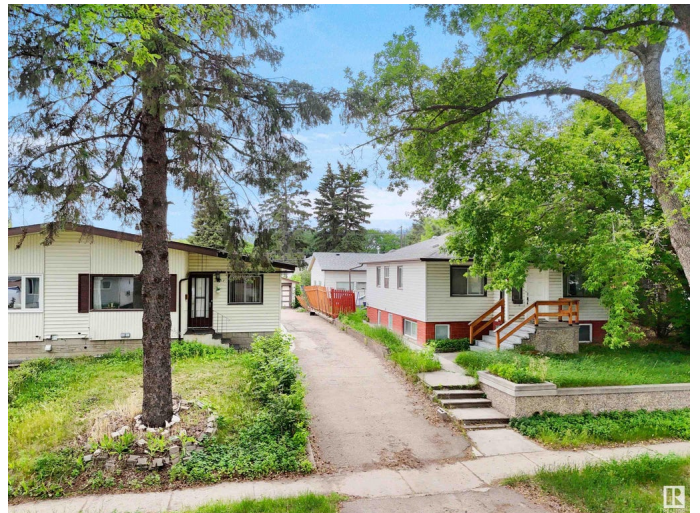
Beacon Heights, Edmonton, AB

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 | 2               |
| Zoning         | Zone 23         |

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Listing information last updated on July 14th, 2025 at 8:17am MDT