

\$287,900 - 12012 49 Street, Edmonton

MLS® #E4441599

\$287,900

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® # | E4441599 |
| Price | \$287,900 |
| 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 | June 9th, 2025 |
| Days on Market | 7 |
| 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 June 16th, 2025 at 9:17am MDT