

\$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	1
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 July 13th, 2025 at 12:32am MDT