

# \$385,000 - 12001 49 Street, Edmonton

MLS® #E4441677

## \$385,000

3 Bedroom, 2.00 Bathroom, 1,254 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This charming 3-bedroom, 2-bathroom home sits on a spacious corner lot in the desirable community of Beacon Heights and features a unique 3-level split layout with bright, functional living spaces. The main level offers a cozy living room and a well-sized kitchen with ample cabinet space and a comfortable dining area. The lower level includes a warm second living space with a gas fireplace—perfect for relaxing or entertaining—along with a full bathroom and laundry. The home also features upgraded electrical throughout, adding modern reliability to its classic charm. Outside, the professionally landscaped yard is lined with mature trees and greenery, offering a peaceful retreat with space for gardening or gatherings. Located close to parks, schools, shopping, and transit, this home offers a perfect blend of character, comfort, and convenience.

Built in 1956

### Essential Information

MLS® #	E4441677
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,254



Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	12001 49 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 3A3

### **Amenities**

Amenities	Deck, Fire Pit, No Smoking Home, Vinyl Windows
Parking	Over Sized, Rear Drive Access, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	7
Zoning	Zone 23

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