

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

MLS® #E4441677

## \$385,000

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

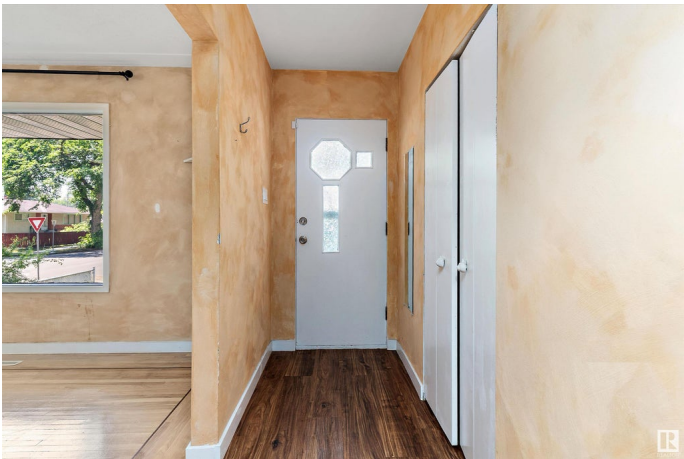
Beacon Heights, Edmonton, AB

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 | 5               |
| Zoning         | Zone 23         |

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Listing information last updated on June 16th, 2025 at 1:02am MDT