

## \$499,000 - 12803 47 Street, Edmonton

MLS® #E4458197

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

Beautifully updated in Homesteader! ~2,380 sq.ft. of finished living space (1,246 up + ~1,134 down). 3+1 bedrooms, 2 spa-style 3-pc baths with walk-in showers fully tiled to the ceiling. Showpiece kitchen: custom craftsman wood cabinetry to the ceiling with crown moulding, deep drawers, mosaic tile backsplash, granite counters, stainless steel appliances & chimney hood fan. Bright living/dining with bay window, hardwood, and a wood-burning fireplace. Lower level adds a second kitchen, large rec room & 4th bedroom. Big-ticket updates include shingles (house & garage), all windows, a newer furnace & HWT, exterior paint, updated interior/exterior doors, and newer lighting/plumbing fixtures. Outside: newer cedar fence & large concrete patio, plus an oversized double detached garage, insulated & taped. Near schools with a 2-minute walk to Homesteader Elementary, parks & transit! "turn-key and ready to enjoy!"

Built in 1974

### Essential Information

MLS® #	E4458197
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,246
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12803 47 Street
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2J8

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Patio, R.V. Storage, Secured Parking, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 35

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Listing information last updated on September 18th, 2025 at 6:32am MDT