

# \$315,000 - 12116 48 Street, Edmonton

MLS® #E4461465

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,555 sqft  
Single Family on 0.00 Acres

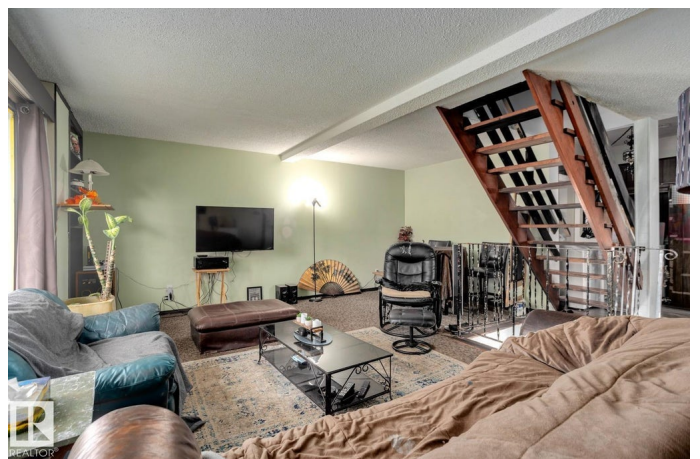
Beacon Heights, Edmonton, AB

Investors, renovators, first-time buyers!  
Looking to create value and customize a home to your own standards? This unique 1.5-storey property sits on a large 52' x 124' lot on a quiet residential street across from Beacon Heights Elementary School, park, and playground. The home features two bedrooms on the upper level with separate heating, and an abundance of flexible living space on the main floor, including a third bedroom and office space. The roof was replaced in 2024. The raised and expanded basement includes a fully separate side entrance providing great potential for continued development or a secondary suite—separate laundry and bathroom are already in place. Easy access to public transit, the Yellowhead, and 50th Street, making commuting and daily errands a breeze. Whether you're seeking an investment opportunity or a home to renovate to your own taste this home is a perfect starting place.

Built in 1932

## Essential Information

MLS® #	E4461465
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,555
Acres	0.00
Year Built	1932
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12116 48 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2Z2

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 9th, 2025
Days on Market	26

## 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 November 4th, 2025 at 7:02pm MST