

## \$489,000 - 12803 47 Street, Edmonton

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MLS® #E4458197

**\$489,000**

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 heated, insulated & taped double-detached garage. 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      | \$489,000 |
| 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, Heated, Over Sized, RV Parking                                                                                |

### 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 | 38                   |
| Zoning         | Zone 35              |

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Listing information last updated on October 25th, 2025 at 6:02am MDT