

## \$442,500 - 12420 47 Street, Edmonton

MLS® #E4454787

**\$442,500**

3 Bedroom, 2.50 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Opportunity to own spacious 1,400 sq ft bungalow with full basement, classic brick front, detached garage 28'x22', rear 12'x8' deck + shed - available for quick possession. Back alley access, rv parking, stamped concrete patio+ sidewalks, all in your own space. Step inside to a home designed for comfortable shared living, charming bay window in separated living room can transform for your wants+ needs. The kitchen/ dinette along with great/family room are all open hosting counters+ cabinets that provide ample storage+ prep space. Gas fireplace keeps it cozy with warm inviting atmosphere, back door access to composite deck with glass panels- has an easy flow great to BBQ + enjoy the outdoors. Primary + 3 pce ensuite, along with 2 more bedrooms, 4 pce main bath closet laundry+ hall storage complete main floor. Lower level is open for you to finish, there is so much added living area to complete to your own design. Located South of Yellowhead Trail + East of 50 Street .

Built in 1987

### Essential Information

MLS® # E4454787

Price \$442,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,395                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12420 47 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 5E5         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Extra                              |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access, RV Parking |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Brick Facing                                                                                                                          |
| Stories           | 1                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, No Through |

Road, Private Setting, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 40                |
| 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 October 5th, 2025 at 3:47am MDT