

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

MLS® #E4461465

**\$315,000**

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

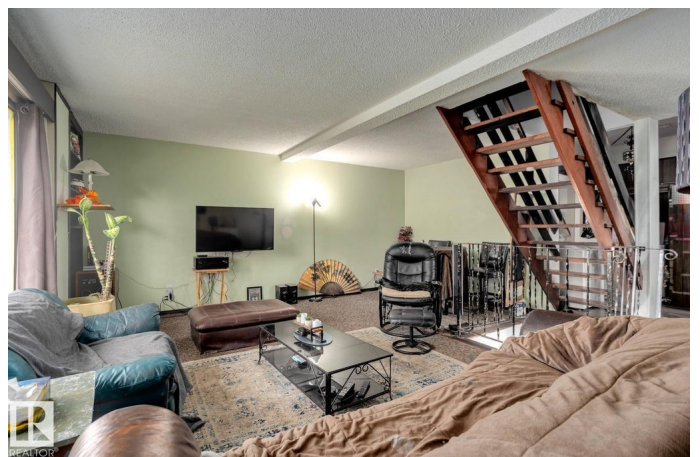
Beacon Heights, Edmonton, AB

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 – an ideal location for families and future tenants alike. The home features two bedrooms on the upper level with separate heating, and an abundance of flexible living space on the main floor, including an office or potential third bedroom. The roof was replaced in 2024. With a fully separate side entrance, the spacious partially finished basement provides great potential for future development or a secondary suite, and 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  | 3         |
| 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 5

Zoning Zone 23

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Listing information last updated on October 13th, 2025 at 10:17pm MDT