

## \$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	1
Zoning	Zone 23

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Listing information last updated on August 27th, 2025 at 3:02pm MDT