

## \$549,900 - 2 12122 43 Street, Edmonton

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MLS® #E4454459

**\$549,900**

6 Bedroom, 4.00 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This quality-built home features a side entry to a 2-bedroom legal suite, offering a total of 6 bedrooms and 4 full bathrooms. Enjoy quartz countertops throughout and an open-concept main floor with a stunning kitchen, including a stainless steel chimney hood fan, modern tile backsplash, and high-quality cabinetry. The main floor also has a versatile guest room/den and a full 3-piece bathroom. A beautiful glass railing staircase leads to the upper level, which includes a flex room, laundry room, primary bedroom with ensuite, a full bathroom, and 2 additional bedrooms. The exterior is complete with a new fence, patio, double garage, and landscaping, making it ideal for modern living and investment!

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454459      |
| Price          | \$549,900     |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,716         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 12122 43 Street |
| Area        | Edmonton          |
| Subdivision | Beacon Heights    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5W 2R1           |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Natural Gas, No Animal Ho<br>Thermostat, Vinyl Windows, S |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Detached                                                               |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | ensuite bathroom           |
| Appliances        | Garage Control, Garage Ope |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes                        |
| Fireplaces        | Insert                     |
| Stories           | 3                          |
| Has Suite         | Yes                        |
| Has Basement      | Yes                        |
| Basement          | Full, Finished             |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### School Information



|            |                      |
|------------|----------------------|
| Elementary | Beacon Elementary    |
| Middle     | Highland's Jr. High  |
| High       | Eastglen High School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 23           |

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Listing information last updated on September 14th, 2025 at 9:31pm MDT