

## \$700,000 - 12411 47 Avenue, Edmonton

MLS® #E4456787

**\$700,000**

5 Bedroom, 2.50 Bathroom, 2,074 sqft

Single Family on 0.00 Acres

Lansdowne, Edmonton, AB

Incredible opportunity in the heart of desirable Lansdowne! This spacious two-storey home offers 4 bedrooms up, ideally situated on a massive 1250 square meter lot, measuring 65' at the front and expanding to over 100' wide at the rear. Loved by the same owners for decades, the property presents endless potential for renovation or redevelopment into your dream home. The expansive backyard features beautiful landscaping, providing ample space for entertaining and outdoor activities. Ideally located close to excellent schools, parks, shopping at Southgate Centre, the University of Alberta, and quick access to major commuter routes. A rare chance to invest in one of Edmonton's most sought-after neighbourhoods. Bring your vision and make this prime property your own!

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456787  |
| Price          | \$700,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,074     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12411 47 Avenue |
| Area        | Edmonton        |
| Subdivision | Lansdowne       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0B3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 3                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                     |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Brick, Metal                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |

## Zoning

## Zone 15

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Listing information last updated on September 17th, 2025 at 2:47pm MDT