

## **\$549,999 - 12620 43 Street, Edmonton**

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MLS® #E4427532

**\$549,999**

4 Bedroom, 3.50 Bathroom, 1,492 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

Legal Suite! This well-planned layout features a legal one bedroom basement suite with in-suite laundry—ideal for guests, extended family, or generating rental income. This modern home is the perfect opportunity for first time home buyers, investors or professionals! The inviting space boasts beautiful flooring throughout, paired with rich, dark kitchen cabinets and sleek granite countertops, perfect for a night in with the family or hosting the game. Upstairs, enjoy the convenience of a laundry area that simplifies daily chores. Step onto your deck and into your West facing fenced backyard overlooking a community playground just out your back gate. Located just 6 minutes from Costco, 5 minutes from Walmart, and 7 minutes from Rundle Park Golf Course, this home offers both style and convenience, making it the perfect haven for you and your loved ones.



Built in 2017

### **Essential Information**

MLS® #	E4427532
Price	\$549,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	1,492
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12620 43 Street
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1V5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Vinyl Windows, HRV System
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Homesteader School
Middle	John D. Bracco School
High	Eastglen School

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	33
Zoning	Zone 35

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