

## \$449,900 - 1534 49a Street, Edmonton

MLS® #E4459321

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,310 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to Crawford Plains 2-story, home with a SECOND KITCHEN. 4 Bedrooms and 3 Washrooms. Spacious main floor have New Vinyl Flooring, big windows, Bright & open Kitchen with patio door leading out into NEW DECK and big yard. Main floor laundry and Half Washroom have Space to make FULL WASHROOM, Finish the main floor. Upstairs is the primary bedroom and 2 additional bedrooms with spacious 4 piece bathroom. The house has been NEW trims and Baseboards, NEW ROOF 2021, NEW HOT WATER TANK 2022, NEW WASHER & DRYER, NEW DECK, NEW LIGHTS and NEW TOILETS. The Basement is great for inlaws featuring a second kitchen, big living area, 3 pc bathroom, large storage room have potential to make Basement Side Door if needed. Cul De Sac Location close to the Anthony Henday, Schools, Shopping and Sikh Temple. Don't Miss Out on an Exceptional Home at a Convenient Location.

Built in 1994

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459321  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,310                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1534 49a Street |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6Y5         |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached, Insulated, Over Sized                                                                    |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer - Energy Star, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Stories      | 3                                                                                                                             |
| Has Suite    | Yes                                                                                                                           |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 23rd, 2025

Days on Market                23

Zoning                            Zone 29

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Listing information last updated on October 16th, 2025 at 2:02pm MDT