

## \$439,000 - 1534 49a Street, Edmonton

MLS® #E4459321

**\$439,000**

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	\$439,000
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                44

Zoning                              Zone 29

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