

## \$549,900 - 1415 49a Street, Edmonton

MLS® #E4449435

### \$549,900

4 Bedroom, 3.50 Bathroom, 2,094 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Maximum renovated Crawford house sitting on a 50+ft wide lot has welcoming tiled entry to your family room and on the other side formal dining .Oval kitchen with classic white finish facing to a warm living area with Brick surround fireplace.Living room has laundry room,DEN and half bathroom close by and access from mud room as well.Good size freshly painted deck to a huge backyard with a storage shed.Upper floor has master bedroom with 4 piece glass shower door tub,walk in closet,2 other bedrooms and 3 piece washroom.Basement has another bedroom+Den+Living area and laundry hook up if needed.NO CARPET house is very convenient for your 4paws family members.Double attached garage and mature tree at front yard to give you break from heat waves.Close to all amenities including LRT Expansion,Anthony Henday ,Millwoods Town centre,Gurudwara ,Church and Mosque.



Built in 1990

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449435  |
| Price      | \$549,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,094                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1415 49a Street |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6H6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Landscaped, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 24th, 2025 |
|-------------|-----------------|

Days on Market 18

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 11:17pm MDT