

## \$464,999 - 1545 49a Street, Edmonton

MLS® #E4428977

**\$464,999**

4 Bedroom, 2.00 Bathroom, 1,007 sqft  
Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

This beautiful bi-level single-family home with an attached two-car garage offers 1,916 sq. ft. of living space in the heart of Millwoods. The spacious layout is ideal for families and is within walking distance to public schools, Khalsa School, parks, Gurdwara Singh Sabha, and transit, with easy access to shopping, amenities, and the Anthony Henday. The upper level features a kitchen with new stainless steel appliances, a 4-piece bathroom, 3 generously sized bedrooms, a bright living area, and its own laundry. The lower level includes its own kitchen, a 4-piece bathroom, 2 spacious bedrooms, a flex space, and a living room. The home is well-maintained with updates including a new hot water tank and shingles replaced in 2018, plumbing upgraded to Apex in 2024, and new flooring (LVP and laminate) throughout—no carpet! This property is a great investment or ideal first home.

Built in 1994

### Essential Information

MLS® #	E4428977
Price	\$464,999
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,007
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1545 49a Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6Y6

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 6

Zoning Zone 29

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Listing information last updated on April 9th, 2025 at 1:47am MDT