

## \$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
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Days on Market 102

Zoning Zone 29

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Listing information last updated on November 3rd, 2025 at 2:17am MST