

## \$664,900 - 1911 49 Street, Edmonton

MLS® #E4463386

**\$664,900**

4 Bedroom, 3.00 Bathroom, 2,085 sqft

Single Family on 0.00 Acres

Meltwater, Edmonton, AB

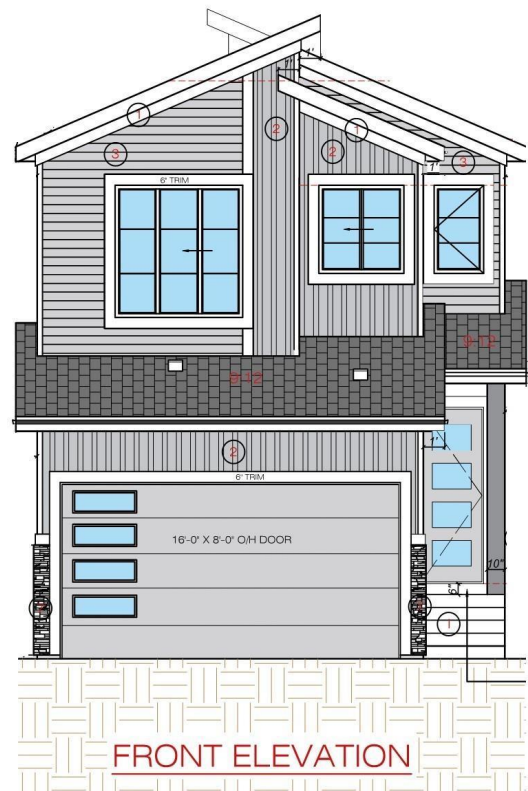
Welcome to your dream home in the beautiful community of Meltwater! This brand-new single-family 2-storey residence offers just under 2,100 sq ft of thoughtfully designed living space with exceptional upgrades throughout. Step inside to discover a bright, open-concept layout featuring an “open-to-below” floor plan that floods the home with natural light. The main floor bedroom and full bath provide added flexibility—perfect for guests, extended family, or a home office. The chef-inspired kitchen boasts stunning cabinetry finished to the ceiling, a convenient spice kitchen, and high-end finishes that elevate every detail. You’ll love the built-in shelving in every closet, offering effortless organization and style. Enjoy the spacious feel of 9 ft ceilings, and take advantage of the separate side entrance—ideal for a future suite or private access. Don’t miss your chance to own this gorgeous upgraded home in one of Meltwater’s most sought-after new communities!

Built in 2025

### Essential Information

MLS® # E4463386

Price \$664,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,085                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1911 49 Street |
| Area        | Edmonton       |
| Subdivision | Meltwater      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Y4        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached                                            |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                            |
| Fireplace         | Yes                                                  |
| Fireplaces        | Stone Facing                                         |
| Stories           | 2                                                    |
| Has Basement      | Yes                                                  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                 |
| Exterior Features | Airport Nearby, Flat Site, Level Land, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 53            |



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Listing information last updated on October 31st, 2025 at 8:02pm MDT