

# \$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 dining area provides direct access to a fully fenced yard and a large deck. 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 19

Zoning Zone 29

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Listing information last updated on April 22nd, 2025 at 5:17am MDT