

## \$449,900 - 1545 49a Street, Edmonton

MLS® #E4438653

**\$449,900**

5 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 is 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 two levels are separated from from entry, 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® # E4438653

Price \$449,900

Bedrooms 5

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	Bi-Level
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	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	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 26th, 2025

Days on Market 22

Zoning Zone 29

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