

\$475,000 - 1424 48a Street, Edmonton

MLS® #E4454929

\$475,000

4 Bedroom, 2.50 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

METICULOUSLY MAINTAINED ORIGINAL OWNER HOME ON AN OVERSIZED LOT IN A QUIET CUL DE SAC! Manicured landscaping & excellent curb appeal welcome you into this family home, step inside and admire the open concept living & dining rm w/new laminate floors(2023) & soaring 15' vaulted ceilings. Continue on to the eat-in kitchen with ample oak cabinetry, updated S/S appliances, & access to the west-facing backyard oasis! Head upstairs to find a primary suite w/3 pc ensuite & WIC, the main 4 pc bath & 2 additional bedrms. The lower level features a sprawling family rm w/cozy gas fireplace, a 4th bedrm, laundry & a 2 pc bath w/shower rough-in behind the drywall! A bonus flex room, mechanical, and ample storage complete the basement. Relax in the treed privacy of the west-facing backyard oasis w/hot tub pad and pre-wire below the deck, a storage shed w/space for all your tools & toys, plus a plum tree & raspberry bushes! Updates include: Shingles(2023/2018), spray foam insulation in LR/DR ceiling(2023), toilets & HWT.

Built in 1990

Essential Information

MLS® # E4454929

Price \$475,000



Lease Rate	\$14
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,118
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	1424 48a Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6H9

Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	4
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Crawford Plains/HolyFamily

Middle TD Baker/Holy Family

High WP Wagner/Holy Trinity

Additional Information

Date Listed August 27th, 2025

Days on Market 27

Zoning Zone 29

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