

## \$359,900 - 1011 49 Street, Edmonton

MLS® #E4452800

**\$359,900**

3 Bedroom, 2.00 Bathroom, 848 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

\*\*\* Millwoods' Most Affordable LEGAL Suited House Has JUST Hit The Market... \*\*\* At the time of uploading this listing, Dear Buyer, you won't find a single detached house with a LEGAL secondary suite in all of Millwoods for this price. Now, it's obvious there's no garage. However, that leaves you with a spacious rear fenced yard and LOADS of parking out front: Your double-wide driveway is EXTRA deep and can accommodate multiple vehicles incl. trailer/RV/5th wheel! UPSTAIRS: 2 Bdrm + 1 Bath suite and private front entry. DOWN: 1 Bdrm + 1 Bath suite (You do need to enter through the bedroom, but it's a basement suite and let's look at the price again...) [FYI: Bsmt pics were from before tenant moved in] BOTH suites feature their own SEPARATE LAUNDRY (No sharing or having someone else's socks show up in your jeans!) Quick access to Henday, amenities on 23ave, ETS and parks/schools a short walk away. Whether you're living in one unit and renting the other, or you're an investor, this might be the right deal!

Built in 1983

### Essential Information

MLS® # E4452800

Price \$359,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 848                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1011 49 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4C8         |

### **Amenities**

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Fire Pit |
| Parking   | Front Drive Access, RV Parking                        |

### **Interior**

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Suite    | Yes                                                                                                            |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### **Exterior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 17th, 2025 at 6:47pm MDT