

## \$499,900 - 1136 49 Street, Edmonton

MLS® #E4465699

**\$499,900**

6 Bedroom, 2.50 Bathroom, 1,127 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

\*\*\*\*\*Beautifully Renovated 4-Level Split in Crawford Plains | 6 Beds | 2.1 Baths | Finished Basement w/ Second Kitchen & Separate Entrance.\*\*\*\*\* Beautifully updated 4-level split in Crawford Plains featuring 6 bedrooms, 2.1 baths, and a finished basement with a second kitchen and separate entrance (suite not permitted). This fully renovated home offers major upgrades including a new roof (2025), new furnace (2025), and numerous modern improvements throughout. The main level boasts an open-concept layout with a bright living room, feature wall, a modern upgraded kitchen. Upstairs includes three bedrooms and 1.1 baths. The finished basement provides a second kitchen, three additional bedrooms, and a full bath—perfect for extended family or multi-generational living. Outside, enjoy a double Car garage and a spacious yard ideal for gatherings. A fantastic opportunity to own a beautifully updated home with versatile living options in a great neighborhood.

Built in 1983

### Essential Information

MLS® # E4465699

Price \$499,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,127                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1136 49 Street  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4T2         |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, See Remarks |
| Parking   | Double Garage Attached                                                               |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Stories           | 4                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Finished                                                                                                |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                            |

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

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 14th, 2025 |
| Zoning      | Zone 29             |

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Listing information last updated on November 14th, 2025 at 6:17pm MST