

## \$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



|                |                        |
|----------------|------------------------|
| 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 | 1                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 28th, 2025 at 12:02pm MDT