

## \$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 3:02pm MDT