

## \$400,000 - 1136 49 Street, Edmonton

MLS® #E4440336

**\$400,000**

4 Bedroom, 2.50 Bathroom, 1,089 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Handyman Special! This solid 4 Bedroom, 2.5 bath home with a double garage has all the core components of a great family home. Located in Crawford Plains, close to schools, parks and great access to the Henday. Property sold as-is, where-is.

Built in 1983

### Essential Information

MLS® #	E4440336
Price	\$400,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,089
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	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:47pm MDT