

## \$422,900 - 2408 49a Street, Edmonton

MLS® #E4453593

**\$422,900**

4 Bedroom, 2.50 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this well-maintained 4-level split in the heart of Mill Woods. With 4 bedrooms and 2.5 baths, this spacious home offers comfort and versatility for the whole family. The main floor features a bright living room with large front windows, adjoining dining area, and a kitchen with ample cabinetry, tile backsplash, breakfast nook, and patio doors leading to the deck and backyard. Upstairs you'll find the primary bedroom with 2-pc ensuite, two additional bedrooms, and a 4-pc bath. The lower level offers a bedroom, family room with fireplace, laundry, and 3-pc bath, while the basement includes a second kitchen for extended family living plus a rec room. Recent updates include a new deck, shingles and central A/C. Ideally located near Mill Woods Town Centre, Ramgarhia Gurdwara, Valley Line LRT, Grey Nuns Hospital, schools, and parks. Mill Woods Park and Recreation Centre add trails, fields, pools, gyms, and rinks. A perfect choice for first-time buyers and growing families.

Built in 1988

### Essential Information

MLS® # E4453593

Price \$422,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,131                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2408 49a Street |
| Area        | Edmonton        |
| Subdivision | Weinlos         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6E1         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Attached             |

### **Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Window Coverings, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Stories           | 3                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Finished                                                                           |

### **Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025

Days on Market                6

Zoning                            Zone 29

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