

## \$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, furnace, hot water tank, 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                1

Zoning                              Zone 29

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