

## \$359,900 - 1011 49 Street, Edmonton

MLS® #E4452800

**\$359,900**

3 Bedroom, 2.00 Bathroom, 848 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

\*\*\* Millwoods' Most Affordable LEGAL Suited House Has JUST Hit The Market... \*\*\* At the time of uploading this listing, Dear Buyer, you won't find a single detached house with a LEGAL secondary suite in all of Millwoods for this price. Now, it's obvious there's no garage. However, that leaves you with a spacious rear fenced yard and LOADS of parking out front: Your double-wide driveway is EXTRA deep and can accommodate multiple vehicles incl. trailer/RV/5th wheel! UPSTAIRS: 2 Bdrm + 1 Bath suite and private front entry. DOWN: 1 Bdrm + 1 Bath suite (You do need to enter through the bedroom, but it's a basement suite and let's look at the price again...) [FYI: Bsmt pics were from before tenant moved in] BOTH suites feature their own SEPARATE LAUNDRY (No sharing or having someone else's socks show up in your jeans!) Quick access to Henday, amenities on 23ave, ETS and parks/schools a short walk away. Whether you're living in one unit and renting the other, or you're an investor, this might be the right deal!

Built in 1983

### Essential Information

MLS® # E4452800

Price \$359,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1011 49 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4C8

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Fire Pit
Parking	Front Drive Access, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	Zone 29

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Listing information last updated on August 14th, 2025 at 3:17pm MDT