

\$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	6
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 August 19th, 2025 at 4:02am MDT