

## \$409,900 - 2420 49a Street, Edmonton

MLS® #E4432076

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

This functional bi-level offers space, flexibility, and second kitchen and inlaw suite. The main floor has 2 bedrooms plus a den and a 2-bedroom style layout in the basement. With laundry conveniently located with dual access. Upstairs features a bright, open living area, spacious kitchen, and the den is perfect for a home office or nursery. The 2 bedrooms are a good size. A 4 pc bath completes the main floor. The basement includes a full kitchen, living area, two bedrooms, and a full bath, making it ideal for extended family or potential for a suite. An oversized double attached garage (24'5" x 25'7", 625 sq ft) â€” perfect for vehicles, storage, or a home workshop. Recent updates include shingles (2024), some windows (2023), a brand new hot water tank, and a furnace (2008). Located close to schools, public transit, 1 block to LRT, parks, and shopping â€” this home is a great fit for families, investors, or anyone looking for flexible living options! West facing backyard, fully fenced with deck.

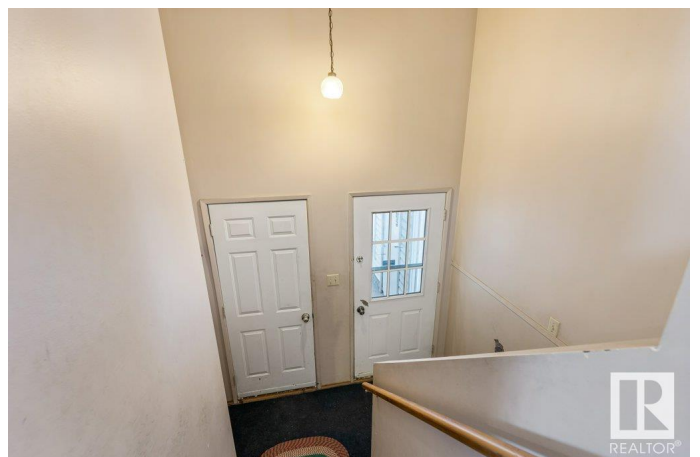
Built in 1988

### Essential Information

MLS® # E4432076

Price \$409,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,187                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2420 49a Street |
| Area        | Edmonton        |
| Subdivision | Weinlos         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6E1         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|              |                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Weinlos  
Middle                              Kate Chegwin  
High                                 J Percy Page

**Additional Information**

Date Listed                      April 22nd, 2025  
Days on Market                8  
Zoning                              Zone 29

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