

## \$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.

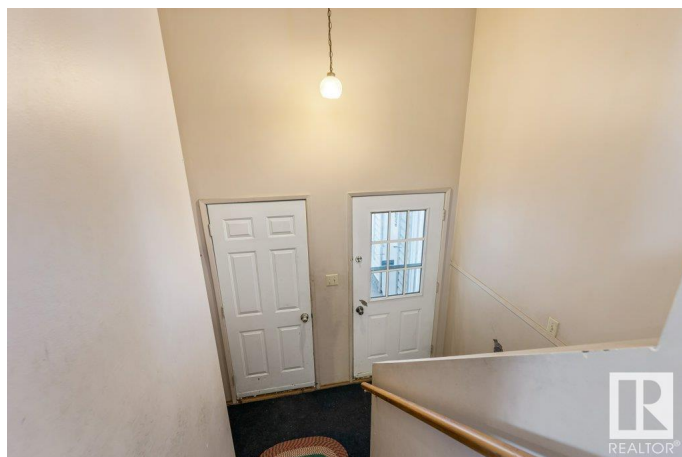
Built in 1988

### 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        13  
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 May 4th, 2025 at 9:31pm MDT