

\$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.

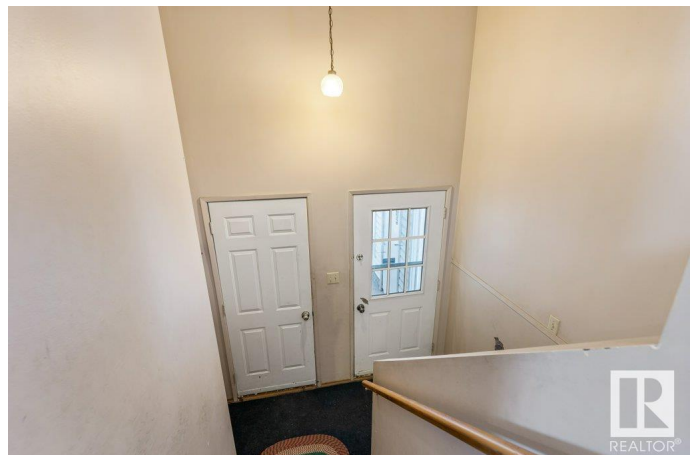
Built in 1988

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 10
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 2nd, 2025 at 3:47am MDT