



## 1132 49A Street Edmonton AB

\$424,900

Presenting an immaculate 4-level-split home in the serene Crawford Plains neighborhood. Boasting exceptional value, this meticulously maintained property spans 1600 sq ft across all four levels, featuring 5 bedrooms, 3 bathrooms, gleaming oak cabinets, and more. Situated close to schools, shopping centers, and hospitals, convenience is at your doorstep. The expansive backyard is a standout feature, side deck, and meticulously landscaped surroundings, perfect for outdoor enjoyment and entertaining. Recent upgrades include windows and doors, a roof with 50-year architectural shingles, garage door, siding, renovated bathrooms, and furnace and A/C system, ensuring modern comfort and peace of mind for years to come. Don't miss out on this exceptional opportunity to own in Crawford Plains. experience the epitome of comfort, convenience, and value in this sought-after neighborhood.

Listing Presented By:



Originally Listed by:  
Exp Realty

tssimpso@ualberta.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net