

# \$385,000 - 2508 49 Street, Edmonton

MLS® #E4459225

## \$385,000

3 Bedroom, 2.00 Bathroom, 818 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Bi-Level Home in Weinlos. Bi-level home located in the Southside neighborhood of Weinlos. 46 X 118 sq.ft Lot. Close to LRT transit, Grey Nuns Hospital, and shopping districts. This property offers great curb appeal with its stucco and board finish, plus front driveway access to the oversized single garage. The front entry leads to the main floor featuring a bright living room, kitchen, two generous bedrooms, and a 4-piece bathroom. The basement offers large windows that bring in plenty of natural light, a spacious living area, an additional bedroom, a 3-piece bathroom, and a utility room. The backyard is fully fenced with a deck, perfect for outdoor entertaining. This home is a great opportunity to join a welcoming community.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459225  |
| Price          | \$385,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 818       |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2508 49 Street |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 3W9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Garage Control, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 2                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 46 X 118 sq.ft Lot.                                                                                   |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 22                   |
| 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 October 15th, 2025 at 11:17am MDT