# \$239,000 - 1260 48 Street, Edmonton

MLS® #E4462345

### \$239,000

3 Bedroom, 2.50 Bathroom, 1,365 sqft Condo / Townhouse on 0.00 Acres

Crawford Plains, Edmonton, AB

Welcome to this inviting & bright 4-level split townhouse in a quiet, established neighborhood, with 1600 sq ft of living space. Brimming with natural light & personality, this home offers a unique floorplan with 3 bedrooms, 3 bathrooms, & a convenient single attached garage. The bright & airy living room features soaring vaulted ceilings, a large arched window, & a cozy fireplace â€" the perfect space to unwind or entertain. Adjacent to it is a cheerful dining area, with great flow into a practical kitchen with storage. Upstairs, you'II find 3 spacious bedrooms, a thoughtful separation of living spaces thanks to the multi-level design. The primary suite has a large closet & 3 piece ensuite. The fully finished basement complete with a wet bar is ideal for a family room, games area, home office, gym, or even a guest suite. This home is the ideal package for first-time buyers, young families, or investors looking to build equity. Located close to Anthony Henday, schools, shopping and transit. Pet friendly

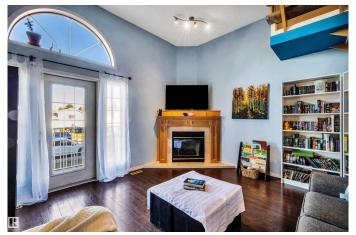
Built in 1992

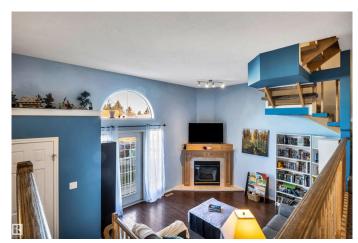
## **Essential Information**

MLS® # E4462345 Price \$239,000

Bedrooms 3







Bathrooms 2.50

Half Baths 1

Full Baths

Square Footage 1,365 Acres 0.00

Year Built 1992

Type Condo / Townhouse

2

Sub-Type Townhouse Style 4 Level Split

Status Active

# **Community Information**

Address 1260 48 Street

Area Edmonton

Subdivision Crawford Plains

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 6R6

### **Amenities**

Amenities Off Street Parking, Bar, Ceiling 10 ft., Deck, Vaulted Ceiling, Vinyl

Windows

Parking Spaces 1

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 16th, 2025

Days on Market 1

Zoning Zone 29

Condo Fee \$300

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Listing information last updated on October 17th, 2025 at 9:17am MDT