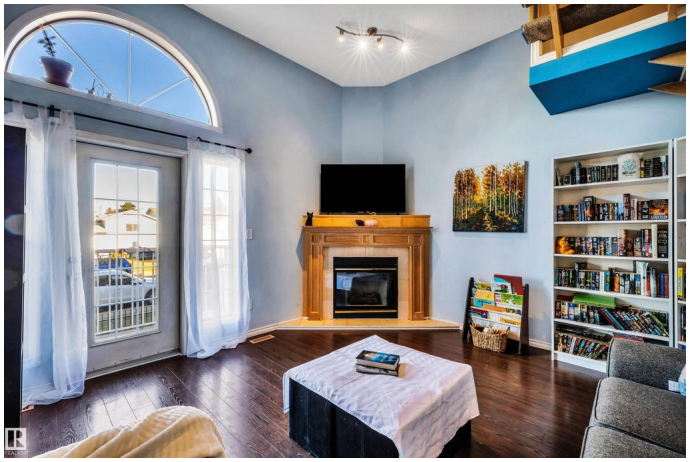
Courtesy Of Christy I Van Dyke Of Local Real Estate

$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, youâ€™ll 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
Full Baths	2
Half Baths	1
Square Footage	1,365
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
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	5
Zoning	Zone 29
Condo Fee	$300

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Listing information last updated on October 21st, 2025 at 4:02am MDT