



Edmonton

Crawford Plains

LP: \$475,000

1123 48 ST NW

T6L 5V1

SP:

M

Listing ID #E4500602

Building TypeDetached Single Family

StyleBi-Level

Year Built1988

Full Baths3

Half Baths0

Total Baths3.0

Tot Flr AG SqFt1,419.23

Sold Date

Bedrooms Above3

Bedrooms Total5

BasementFull

Basement DevFully Finished

Tot Flr AG SqM131.85

ACTIVE

URL-Virtual Tour URL-Brochure

Fully finished Bi-level, boasting over 2,600 sq ft of total living space with 5 bedrooms, 3 full baths and a HEATED double attached garage. Functional layout with open concept living and dining room, leading into the kitchen – abundance of cabinets, countertop and island overlooking your backyard. Spacious primary suite, dual closets and 3-piece ensuite. Renovated 4-piece bath (2020) and additional 2 bedrooms both featuring California closet organizers (2024). A/C, NO CARPET and LAUNDRY completes this floor. Fully finished basement with large rec room, wet bar, games room space/den, 2 generous bedrooms and 4-piece bath. Outside enjoy your refinished deck and railings with privacy wall (2026), leading down to your spacious fully fenced backyard. UPGRADES: Microwave (2026), Dishwasher/ Stove (2025), Eaves (2025), A/C Unit (2023), Garage Door (2023), Basement Bedroom Carpet (2021), Hot Water Tank /All Main Floor Windows / Electrical Panel (2020), Furnace (2019).

Directions

Living Room	4.67x4.48	M	Bedroom 3	3.39x2.63	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.98x3.39	M	Bedroom 4	4.19x3.41	B	1	4	M	No	Main		
Kitchen	5.36x4.27	M	Bedroom	3.96x3.22	B	2	3	M	Yes	Upper		
Family Room			Recreation Room	10.95x5.21	B	3	4	B	No	Above Grd		
Den			Laundry Room		M	4				Lower		
Bonus Room						5				Below Grd	117.72	1,267.14
Primary Bedrm	4.42x3.63	M				6				Tot Flr AG	131.85	1,419.23
Bedroom 2	3.66x3.31	M				7				# Finished	2	

Heat SourceNatural Gas

Heat TypeForced Air-1

FoundationConcrete

Roof TypeAsphalt Shingles

ExteriorVinyl

FlooringCarpet, Ceramic Tile, Vinyl Plank

FeaturesAir Conditioner, Deck

ConstructionWood Frame

BasementFull / Fully Finished

Separate Ent

2nd SuiteNo

Garage Suite

Garden Suite

Lot ShapeRectangular

Lot Size SqM548.31

Zoning

Tax Amount\$4,522.02 / 2025

Conform Type

Conform Year

Goods InclAir Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater

Goods ExclAlarm System & attachments + cameras, brackets on basement ceiling, front door shoe rack.

Warranty

FireplaceYes

FP FuelGas

FP TypeMantel

HOA Y/NNo

HOA Fee/Schd /

HOA Fee Incls

Site FeaturesFenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby

ParkingDouble Garage Attached, Heated

Permit By Seller

Permit

Permit

Front ExposureWest

F x D (m)x

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		