

## \$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 – 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’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 | 9                  |
| Zoning         | Zone 29            |
| Condo Fee      | \$300              |

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Listing information last updated on October 24th, 2025 at 11:02pm MDT