




Edmonton
4804 11A AV NW

Crawford Plains
T6L 4A8

LP:
SP:

\$474,900



Listing ID # E4450883
Building Type Detached Single Family
Style Bungalow
Year Built 1981
Full Baths 3
Half Baths 0
Total Baths 3.0
Tot Flr AG SqFt 1,141.63

Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 106.06

ACTIVE

Welcome to this fully renovated, meticulously maintained bungalow in Crawford Plains. The main floor features ash hardwood flooring throughout, with an inviting living room and attached dining area that opens to a renovated kitchen with ceramic tile, hickory cabinets to the ceiling with crown mouldings, newer appliances, ample storage, and a sit-up bar with cabinetry-matching stools. There are three bedrooms, all with hardwood flooring, including a primary suite with a renovated three-piece ensuite. The main four-piece bath is also updated with a jetted air tub. The fully finished basement offers fresh paint, new doors, baseboards, and casing, vinyl plank flooring, a family room with corner gas fireplace, rec area, granite bar that seats five, laundry room with sink and nearly new washer/dryer, a workshop, bedroom, and updated three-piece bathroom. The beautifully landscaped yard surrounds a heated, insulated double garage (approx. 23'x25').

Directions

Living Room	3.75x4.27	M	Bedroom 3	2.82x2.71	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.45x4.27	M	Bedroom 4	4.17x3.31	B	1	3	B	No	Main		
Kitchen	4.60x2.71	M	Laundry Room	2.45x2.87	B	2	3	M	Yes	Upper		
Family Room	3.91x7.14	B				3	4	M	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.32x3.62	M				6				Tot Flr AG	106.06	1,141.63
Bedroom 2	3.89x2.58	M				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Brick, Vinyl
Flooring Ceramic Tile, Hardwood, Vinyl Plank
Features Air Conditioner

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Rectangular
Lot Size SqM 514.45
Zoning
Tax Amount \$3,555.72 / 2024
Conform Type
Conform Year
Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Goods Excl
Warranty
Fireplace Yes
FP Fuel Gas
FP Type Corner
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Parking Double Garage Detached

Permit By Seller
Permit
Permit
Front Exposure Southwest
F x D (m) x

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