

## \$383,000 - 3306 48 Street, Edmonton

MLS® #E4450980

**\$383,000**

3 Bedroom, 2.50 Bathroom, 1,153 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Charming 3-Bedroom Home with Oversized Garage and RV Parking! Welcome to this well-maintained and freshly painted 3-bedroom, 2.5-bath home located just a short walk from both an elementary and junior high school. Ideal for families, this home offers a bright and open floor plan with neutral tones throughout. This house features a spacious living area, an updated main bathroom, and a large light-filled primary bedroom. The kitchen includes a brand-new refrigerator, and the home also boasts a newer hot water tank for peace of mind. Step outside to enjoy the big, fully fenced backyard—perfect for kids, pets, or entertaining. There's also a huge oversized detached double garage with back lane access, plus ample space for RV storage. The partly finished basement offers a recreation room and a full 4-piece bathroom, ready for your personal touch. Located close to parks, shopping, and public transportation, this home combines comfort, convenience, and value. Move in ready.

Built in 1981

### Essential Information

MLS® # E4450980

Price \$383,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,153                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3306 48 Street |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4J1        |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                                                   |

### Interior

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                           |
| Stories      | 3                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                 |
| Basement     | Full, Partially Finished                                                                                                                            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 29          |

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Listing information last updated on August 25th, 2025 at 8:32am MDT