

## \$609,900 - 15216 49 Street, Edmonton

MLS® #E4456276

**\$609,900**

5 Bedroom, 2.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

Miller, Edmonton, AB

Welcome to this Beautifully renovated Bi-level on a quiet cul-de-sac, corner lot in Miller! With over 3100sqft of living space, 3-bed, 3-bath home combines elegance & functionality. Main floor features large chef kitchen, new appliances, a bright living room with corner gas fireplace, formal dining room framed by arched pillars with accent lighting. Primary suite includes patio access, oversized walk-in closet with a large amount of storage room and a luxurious en-suite with tiled shower. The lower level (85% complete) offers 2 more bedrooms, a large Rec room, roughed in bathroom, large laundry room, cold room and big windows for all that natural light. 45K IN UPGRADES which includes new shingles, new furnace, hot water tank, bathrooms, toiletries, doors, baseboards, fresh paint throughout, new lighting, new flooring on entire upper level, new fridge, stove, dishwasher and microwave hood fan. Move-in ready and tastefully updated. This home is perfect for families seeking comfort, space, amenities and location. A MUST SEE! IMMEDIATE POSS

Built in 2003

### Essential Information

MLS® # E4456276

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,633                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15216 49 Street |
| Area        | Edmonton        |
| Subdivision | Miller          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3C1         |

### Amenities

|               |                                                                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking       | Double Garage Attached, Front Drive Access, Insulated                                                                                                              |
| Is Waterfront | Yes                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                |
| Fireplaces        | Corner, Mantel                                                                                                                                     |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                           |

**Exterior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                          |
| Exterior Features | Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, Treed Lot |
| Roof              | Vinyl Shingles                                                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 39                  |
| Zoning         | Zone 02             |

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Listing information last updated on October 14th, 2025 at 11:32am MDT