

\$349,900 - 5322 49 Avenue, Andrew

MLS® #E4448670

\$349,900

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Andrew, Andrew, AB

BEAUTIFUL well cared for 4 bedroom 3 bath bi-level with over 1200sqft! Fully finished basement has 2nd full kitchen space too! Delightfully bright you will appreciate the wide open main living space plus custom built cabinets throughout the kitchen and dining that make this home convenient and functional. Breakfast bar at the kitchen island that opens to a generous dining area that flows into the sun-soaked living room with bay windows. Primary bedroom has walk in closet & 3pc ensuite. Main floor includes 2nd bedroom, 4pc bathroom & laundry with side patio space. Basement has 2 bedrooms, family room, kitchen, 4pc bathroom, and storage linked to garage. Outside: South facing deck with pergola, private treed double lot backing harvest field, massive garden & back lane with lots of room for your biggest RV toys. **OVERSIZED HEATED DOUBLE GARAGE** is 31 x 27. Newer shingles, hot water boiler system, furnace with central A/C, lots of parking! **SO MUCH PACKED IN FOR SUCH A GREAT PRICE**

Built in 1997

Essential Information

MLS® # E4448670

Price \$349,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,220
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	5322 49 Avenue
Area	Andrew
Subdivision	Andrew
City	Andrew
County	ALBERTA
Province	AB
Postal Code	T0B 0C0

Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Water Tankless, Vinyl Windows, See Remarks
Parking Spaces	8
Parking	Double Garage Attached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Storage Shed, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Private Setting, Treed

	Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	35
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 4:03pm MDT