

## \$280,000 - 2509 149 Avenue, Edmonton

MLS® #E4434989

**\$280,000**

4 Bedroom, 1.50 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Affordable living with no condo fees! This spacious 2-storey half duplex in the welcoming community of Fraser offers 4 bedrooms and 1.5 bathrooms—an excellent opportunity for first-time buyers, growing families, or savvy investors. Step inside to a bright main floor featuring a cozy living room, a dining area perfect for family meals, a functional kitchen with ample cabinet space, and a convenient half bathroom. Upstairs, you'll find the primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The finished basement adds even more living space with a large rec room and a fourth bedroom—ideal for guests, a home office, or a playroom. The fully fenced backyard backs onto a quiet open field, providing extra privacy and room to relax or entertain outdoors. Parking is easy with a large pad at the back and plenty of street parking out front. Conveniently located near schools, shopping, public transit, parks, and all essential amenities. A great place to call home!

Built in 1981

### Essential Information

MLS® # E4434989

Price \$280,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,215
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2509 149 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2G5

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Vinyl Windows
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 7th, 2025  
Days on Market       8  
Zoning                 Zone 35

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