

## \$409,900 - 6803 149a Avenue, Edmonton

MLS® #E4449010

**\$409,900**

5 Bedroom, 2.50 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Amazing Home! Welcome to this 1,160 SQFT Bungalow ON A HUGE LOT, in the highly desirable area of Kilkenny! Offering Elegance, and Magnificent Living Spaces. The Main Floor hosts a warm Living Space imbued with Natural Light. The Kitchen outstanding from Every Angle and showcases tasteful finishes, plenty of Counter space, White Cabinetry with Matching Appliances. The Main Floor has 3 Large Bedrooms, & a Full Bathroom. Master bedroom is large enough to fit a king bed and a 2 Piece Ensuite Bathroom. The Fully Finished Basement has a SEPARATE ENTRANCE with potential for INLAW SUITE, Large Living Room with a Wood Burning Fireplace, a Renovated Bathroom and 2 bedrooms. Oversized Double Detached Garage (2017). Large Backyard is your own private oasis, mature tree's, and shrubs. Upgrade's: Windows (2020), Roof (2021) Kitchen, Bathrooms, Flooring, Landscaping. Located in a quiet a Cul-De-Sac with plenty of schools and amenities.

Built in 1969

### Essential Information

MLS® #	E4449010
Price	\$409,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6803 149a Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2V8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	Zone 02

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