

\$330,000 - 8407 149a Avenue, Edmonton

MLS® #E4466057

\$330,000

3 Bedroom, 2.00 Bathroom, 1,047 sqft
Single Family on 0.00 Acres

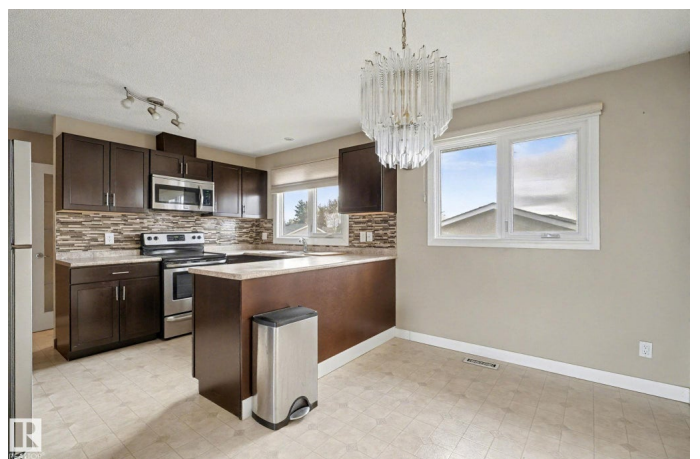
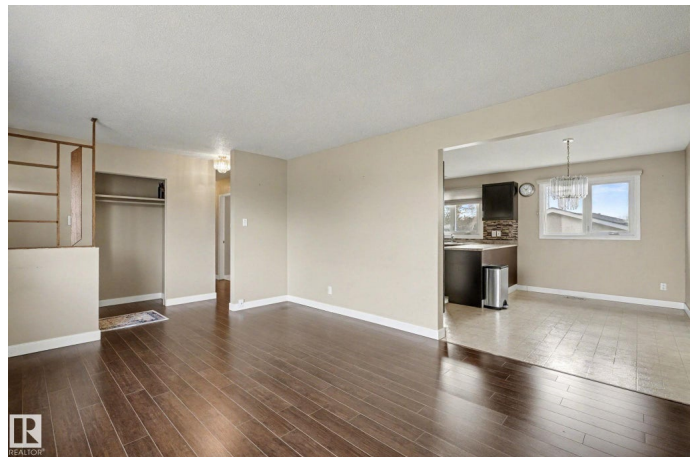
Evansdale, Edmonton, AB

Excellence in Evansdale! Well-cared for bungalow, with 3 bedrooms, updated 4pc bath, updated kitchen and formal dining room upstairs, and an abundance of natural light coming from the massive living room window!! The 70's charm meets today's practical needs is the best way to describe this beautiful bungalow! Parks, transit, shopping all near by; great schools, huge yard, RV Parking, oversized single garage, shingles replaced within the last 5 years, and a partially finished basement with a 3pc bath are only a few of the perks! Checks all the boxes for first time home buyers looking to build some sweat equity, or investors looking to build their portfolio! Garden lovers? The garden plot in the yard could grow enough food to feed an army! With it's south facing yard, fully fenced, the opportunities are endless with this one!

Built in 1971

Essential Information

MLS® #	E4466057
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.00



Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8407 149a Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2M9

Amenities

Amenities	On Street Parking, Parking-Extra, R.V. Storage
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 18th, 2025
Days on Market	1
Zoning	Zone 02

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Listing information last updated on November 19th, 2025 at 8:17am MST