

## \$404,900 - 8412 149a Avenue, Edmonton

MLS® #E4450190

**\$404,900**

4 Bedroom, 2.00 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this original owner home that has been meticulously maintained & updated over the ownership period. The main floor has a modern kitchen with island that is open to the spacious dining area. The living room overlooks the treed front yard. The primary & 2nd bedroom on this floor are both well proportioned. There is an updated four piece bath as well. Patio doors off the dining room lead to a supersized deck at the back. The fully developed lower level provides you with two more large bedrooms, a three piece bath & a large family room. There is also a laundry/mechanical room & storage under the stairs. The large lot is fully fenced & landscaped with newer vinyl fencing along the west side & a large double garage. The yard is meticulously maintained with a variety of flower beds. Numerous updates over the years including windows, siding, metal roof on house, newer shingles on garage, modern kitchen layout, updated main bath & so much more! Ideal location close to amenities.

Built in 1972

### Essential Information

MLS® # E4450190

Price \$404,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,039                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8412 149a Avenue |
| Area        | Edmonton         |
| Subdivision | Evansdale        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 2Z2          |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Over Sized             |

### Interior

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                             |
| Stories      | 2                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Vinyl                                                                                                         |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                                             |
| Construction      | Wood, Brick, Metal, Vinyl                                                                                                         |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      J.A.Fife, St. Anne  
Middle                              Dickinsfield, St.Philip  
High                                Cardinal Leger, Queen E.

**Additional Information**

Date Listed                      July 29th, 2025  
Days on Market                25  
Zoning                              Zone 02

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