

## \$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 | 23              |
| Zoning         | Zone 02         |

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Listing information last updated on August 13th, 2025 at 10:32pm MDT