

\$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 23
Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 21st, 2025 at 11:03am MDT