

## \$509,900 - 6712 149a Avenue, Edmonton

MLS® #E4453303

**\$509,900**

5 Bedroom, 3.00 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Bright 3-bed main floor + legal 2-bed basement suite with separate entrance. Recent upgrades: new shingles, updated windows, 2 furnaces, 2 hot water tanks, fresh paint. Fully fenced yard, split garage, prime location near schools, transit & shopping. Turnkey rental income! Currently upstairs is rented for \$2100 and the basement used to rent out for \$1400.

Built in 1971

### Essential Information

MLS® #	E4453303
Price	\$509,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,333
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address 6712 149a Avenue



Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2V9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	John Barnett School
Middle	Londonderry School
High	M.E Lazerte School

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 02

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