

## \$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 | 3                 |
| Zoning         | Zone 02           |

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Listing information last updated on August 18th, 2025 at 9:47am MDT