

## **\$332,000 - 9403 149 Avenue, Edmonton**

---

MLS® #E4445703

**\$332,000**

3 Bedroom, 1.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Exceptionally well-cared for Bungalow in a great family neighbourhood! Here is your chance to raise your family, and add your personal touch on a house that is set up to grow with you! Three bedrooms, and a full bathroom on the main floor, with lots of closets for storage galore! The kitchen is well designed and laid out so that you can make memories cooking for your family! The large living room has ample room for big, comfy furniture to watch all the sports, movie nights, or entertaining friends! Freshly painted to show off all the natural light! Windows upgraded to vinyl in 2012. Laminate throughout the home means no carpets here, and easy clean up for pets and kids alike! Shingles were replaced in 2019, so this home is move-in ready! Basement is waiting for your own personal touch, with plumbing for a bathroom, and ample space for two bedrooms, and a living space or more! The double, over-sized, detached garage is perfect for vehicles and a work space! Large yard has ample parking for RVs too!

Built in 1972

### **Essential Information**

MLS® # E4445703

Price \$332,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,076
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9403 149 Avenue
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5W4

### **Amenities**

Amenities	Off Street Parking, Parking-Extra, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached, Front Drive Access, Over Sized, Rear Drive Access, RV Parking

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
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 July 5th, 2025 at 11:47pm MDT