

## \$449,900 - 11403 149 Avenue, Edmonton

MLS® #E4460095

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Welcome to this extensively updated bungalow in Edmonton north Caernarvon, offering about 2,000 sq.ft. living space. Step inside and be greeted by a bright front living room with large window. Gleaming hardwood and tile flooring throughout the main level. Custom-designed kitchen features ample cabinetry, a large long prepared island and granite countertops—perfect for cooking and entertain. Three generous sized bedrooms on main floor, including a primary suite with walk-in closet and half bath ensuite. Separate entrance leads to finished basement, designed for entertaining, including a custom wet bar, an expansive recreation room, 4th bedroom and a den, and a luxurious full bathroom with oversized heated jacuzzi and in-floor heating. There is an oversized double detached garage, extra parking pad, and convenient on-site RV parking accessible from the back alley. Additional updates over the years include newer windows, tankless hot water heater, furnace, and shingles. This home is close to school, YMCA!

Built in 1973

### Essential Information

MLS® # E4460095

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,281                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11403 149 Avenue |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1B9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stucco                                 |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stucco                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 30th, 2025

Days on Market                14

Zoning                              Zone 27

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