

## \$319,000 - 6804 149 Avenue, Edmonton

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MLS® #E4443807

**\$319,000**

4 Bedroom, 1.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

What a wonderful opportunity to own this one of a kind, truly remarkable 2-storey, 4 bedroom half-duplex boasting 1325 sq/ft with no condo fees! Perfect for a large or growing family this property features ample parking and a sizable backyard. Newer vinyl plank flooring.

Exceptional value in a great location just minutes away from the Londonderry area with quick access to 66th st. to get to where you need to go whether that's to the mall, leisure center, schools or work. A must see and perfect for the whole family.



Built in 1969

### Essential Information

MLS® #	E4443807
Price	\$319,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## Community Information

Address	6804 149 Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2V2

## Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, Walk-up Basement
Parking	RV Parking, Single Garage Detached

## Interior

Appliances	Dishwasher-Portable, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	18
Zoning	Zone 02

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