

# **\$725,000 - 1419 150 Avenue, Edmonton**

MLS® #E4447163

**\$725,000**

7 Bedroom, 4.00 Bathroom, 2,456 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Immaculate home over 3,300 sq ft of beautifully designed living space, including a 2-beds legal in-law suite with a separate entrance in the desirable community of FRASER, with a modern, functional layout ideal for family living. The main floor features a spacious BEDROOM and FULL BATH—perfect for guests or Office space. The UPPER LEVEL offers 4 generously sized BEDROOMS, including a well-appointed PRIMARY SUITE, along with 2 FULL BATHS. FULLY FINISHED BASEMENT adds excellent value with TWO ADDITIONAL BEDROOMS, A FULL BATH, and a LARGE REC AREA. Enjoy contemporary finishes throughout, including a stylish TILE-SURROUND FIREPLACE, CENTRAL AC and HEATED oversized double garage with epoxy flooring. This well-designed home combines comfort, space, and style in a growing, family-friendly neighbourhood. Quick access to serene ponds, green space, the North Saskatchewan River Valley, major roadways, shopping, restaurants, and more. This is a move-in-ready gem with every upgrade imaginable, don't miss your chance!

Built in 2021

## **Essential Information**

MLS® #

E4447163



|                |                        |
|----------------|------------------------|
| Price          | \$725,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,456                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1419 150 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3R5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
| Zoning      | Zone 35         |

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Listing information last updated on July 11th, 2025 at 3:48pm MDT