

## \$744,900 - 8713 149 Street, Edmonton

MLS® #E4448373

**\$744,900**

5 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

BRAND NEW INFILL WITH LEGAL 2-BEDROOM BASEMENT SUITE, CRAFTED WITH PRIDE BY KBM VILLAS INC! This stunning home offers nearly 1,815 SQFT ABOVE GRADE and a FULLY FINISHED BASEMENT—blending modern function with timeless craftsmanship. Built by a family-owned builder with 15+ years’ experience, every detail reflects their commitment to “QUALITY WITHOUT COMPROMISE.” • Enjoy 9 FT CEILINGS, a bright open-concept layout, and a CHEF’S KITCHEN with WALK-IN PANTRY, quartz counters, and premium finishes. Upstairs features 3 bedrooms, laundry, and a 5PC ENSUITE in the luxurious primary retreat. The LEGAL BASEMENT SUITE includes 2 bedrooms, full kitchen, laundry, and a spacious rec room—ideal for income or multigenerational living. Thoughtfully designed to blend into the mature neighbourhood, and built w/ extra insulation/sound proofing to ensure a peaceful home and exceed comfort standards. Located near schools, parks, shopping, and major routes—this is a home built to last, by a builder who cares.

Built in 2025

### Essential Information

MLS® #

E4448373



|                |                        |
|----------------|------------------------|
| Price          | \$744,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8713 149 Street |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1B5         |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Vinyl Windows, Infill Property |
| Parking   | Double Garage Detached                                    |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Insert                                                                |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding    |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl, Hardie Board Siding    |
| Foundation        | Concrete Perimeter                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 10         |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT