

## \$389,900 - 7308 149a Avenue, Edmonton

MLS® #E4465060

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Solid 1,235 sqft bungalow with 3 + 1 bedrooms, 2.5 bathrooms, and an OVERSIZED 28' x 24' heated double garage. Located in the great neighborhood of Kilkenny, this bright home has a kitchen that is open to the living room, has a formal dining room and main floor laundry, as one of the bedrooms upstairs was converted (laundry hookups still remain downstairs). The basement is developed with a huge family room that has a beautiful wood-burning fireplace and a bar, a makeshift kitchen, 3- piece bathroom, small bedroom and good storage space. This home is close to everything including many schools, convenient access to buses, is walking distance to Londonderry Mall, and has quick access to the Anthony Henday and Yellowhead Trail.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465060  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,235     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7308 149a Avenue |
| Area        | Edmonton         |
| Subdivision | Kilkenny         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5C 2W4          |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Closet Organizers                                             |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Detached, Heated, Over Sized, Rear Drive Access |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Brick Facing, Mantel, Masonry                                                                                                                               |
| Stories           | 2                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Brick, Stucco                                                                                                                 |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      J A Fife  
Middle                              Londonderry  
High                                 ME Lazerte

**Additional Information**

Date Listed                      November 7th, 2025  
Days on Market                1  
Zoning                              Zone 02

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