

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

MLS® #E4443807

**\$319,000**

4 Bedroom, 1.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

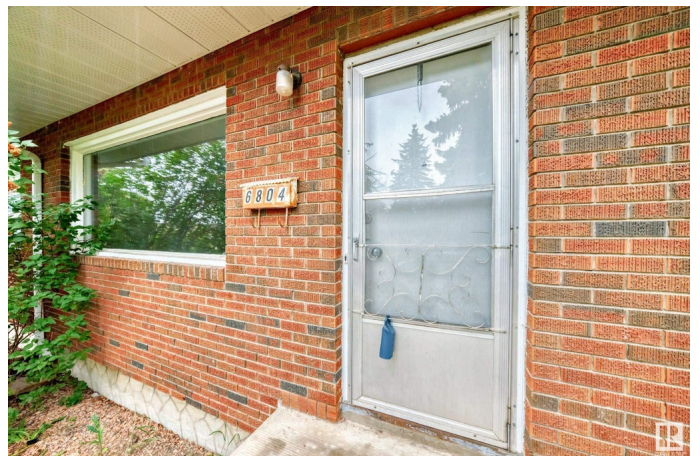
Kilkenny, Edmonton, AB

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 | 15              |
| Zoning         | Zone 02         |

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Listing information last updated on July 8th, 2025 at 8:17pm MDT