

\$498,800 - 6712 149a Avenue, Edmonton

MLS® #E4453303

\$498,800

5 Bedroom, 3.00 Bathroom, 1,333 sqft
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Bright 3-bed main floor + legal 2-bed basement suite with separate entrance. Recent upgrades: new shingles, updated windows, 2 furnaces, 2 hot water tanks, fresh paint. Fully fenced yard, split garage, prime location near schools, transit & shopping. Turnkey rental income! Currently upstairs is rented for \$2100 and the basement used to rent out for \$1400.

Built in 1971

Essential Information

MLS® #	E4453303
Price	\$498,800
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,333
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address 6712 149a Avenue



Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2V9

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	John Barnett School
Middle	Londonderry School
High	M.E Lazerte School

Additional Information

Date Listed	August 15th, 2025
Days on Market	10
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)
Listing information last updated on August 25th, 2025 at 4:32am MDT