

## \$449,000 - 9035 149 Street, Edmonton

MLS® #E4461607

**\$449,000**

4 Bedroom, 2.00 Bathroom, 935 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Discover this well-maintained bungalow featuring a legal basement suite, perfect for families, investors, or those seeking a mortgage helper. The main floor offers living room and kitchen, with new vinyl plank flooring, white cabinetry and a coffee bar. Three spacious bedrooms and a full bathroom complete the main floor. Side entry leads to shared laundry. The legal basement suite includes two bedrooms and a full bath. Enjoy peace of mind with new flooring, vinyl windows, newer shingles, a newer hot water tank, and a furnace serviced annually. The home is equipped with 100-amp electrical service and includes a detached single garage for added convenience. Ideally located near excellent schools, public transportation, river valley trails, and all major amenities, this property combines functionality, and an unbeatable location.

Built in 1955

### Essential Information

MLS® #	E4461607
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	935



Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9035 149 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0A5

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, 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, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 9th, 2025
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Days on Market 1

Zoning Zone 10

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Listing information last updated on October 10th, 2025 at 8:02pm MDT