



**Edmonton**  
7407 149A AV NW

**02 Kilkenny**

**LP: \$309,900**

**SP:**



**ACTIVE**

**Type:** Detached Single Family  
**Style:** Bungalow  
**Year Built:** 1969  
**Full Baths:** 1  
**Half Baths:** 1  
**Tot A.G. SqFt:** 1,097.71

**Listing ID#:** E4172064  
**Bdrms Above:** 3  
**Bdrms Total:** 3  
**Basement:** Full  
**Bsmnt Dev:** Fully Finished  
**Tot A.G. SqM:** 101.98

This lovely bungalow is a perfect family home that's been well maintained with many upgrades over the years. The home is move-in ready with upgraded windows, siding, roof, flooring and fresh paint throughout. Step into the open living space with a sunny picture window and pass through windows looking into the kitchen. The eat-in kitchen is perfect for a family get together, with newer cabinets, countertops, backsplash and appliances. Down the hall you'll find a master bedroom with your own 2-piece ensuite, plus 2 more bedrooms and a full bathroom. The fully finished basement features a large family room, workout space and a den, plus a large storage space and laundry room. Outside you'll find a freshly painted deck and a fire-pit, plus lots of open lawn space for your family get togethers. You will also find a dog run and ample space to park your RV or boat! Located a short walking distance to JA Fife School, a spray park, shopping and transit.

**Directions:**

**Virtual Tour:** <https://youtu.be/Frii47yimDQ>

**Brochure:** <http://www.7407-149A-Ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		1	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	N		<b>Fireplace Type:</b>		<b>Fireplace Fuel:</b>		<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached, RV Parking						<b>BIGd:</b>		
<b>Garage Dim:</b>			<b>Prk Encl/Ttl:</b>		2 / 4		<b>Total A.G.:</b>	101.98	1,097.71

<b>Living Room:</b>	5.987x3.62	M	<b>Master Bedroom:</b>	3.986x3.78	M
<b>Dining Room:</b>			<b>Bedroom 2:</b>	3.036x2.56	M
<b>Kitchen:</b>	4.628x3.15	M	<b>Bedroom 3:</b>	2.626x2.73	M
<b>Family Room:</b>		B	<b>Bedroom 4:</b>		
<b>Den:</b>					
<b>Bonus Room:</b>					

**Flooring:** Carpet, Laminate Flooring, Linoleum  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior:** Stucco, Vinyl  
**Site Influences:** Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Foundation:** Concrete  
**Heating Type:** Forced Air-1  
**Heat Source:** Natural Gas  
**Features:** Bar, Dog Run-Fenced In, Fire Pit, No Smoking Home

**Goods Included:** Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks

**Restrictions:** None Known

**Goods Excluded:** EXCLUDED:Freezer in basement INCLUDED IN SALE PRICE:Gazebo, Fire-pit, Furniture including 2 chairs, 2 ottomans, loveseat, table

**Warranty:**

**Elem School:** [jafife.epsb.ca](http://jafife.epsb.ca)

**Jr. High School:** [londonderry.epsb.ca](http://londonderry.epsb.ca)

**Sr High School:** [melazerte.epsb.ca](http://melazerte.epsb.ca)

<b>Condo Name:</b>		<b>Condo Fee Incl:</b>
<b>Condo Fee:</b>		
<b>Floor Location:</b>	<b>HOA Fee:</b>	
<b>Balcony/Terrace</b>	<b>Floor Number:</b>	
	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** **Lot Shape:** Rectangular **Lot Dimen:**  
**Frontage:** **Depth:**  
**Conform:** **Conform Yr:** **Zoning:**  
**Taxes:** \$2,874.00 2019 **Front Expos:** North  
**Local Improve:**