

# **\$725,000 - 1419 150 Avenue, Edmonton**

MLS® #E4447163

**\$725,000**

7 Bedroom, 4.00 Bathroom, 2,456 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

Immaculate home over 3,300 sq ft of beautifully designed living space, including a 2-beds legal in-law suite with a separate entrance in the desirable community of FRASER, with a modern, functional layout ideal for family living. The main floor features a spacious BEDROOM and FULL BATH—perfect for guests or Office space. The UPPER LEVEL offers 4 generously sized BEDROOMS, including a well-appointed PRIMARY SUITE, along with 2 FULL BATHS. FULLY FINISHED BASEMENT adds excellent value with TWO ADDITIONAL BEDROOMS, A FULL BATH, and a LARGE REC AREA. Enjoy contemporary finishes throughout, including a stylish TILE-SURROUND FIREPLACE, CENTRAL AC and HEATED oversized double garage with epoxy flooring. This well-designed home combines comfort, space, and style in a growing, family-friendly neighbourhood. Quick access to serene ponds, green space, the North Saskatchewan River Valley, major roadways, shopping, restaurants, and more. This is a move-in-ready gem with every upgrade imaginable, don't miss your chance!

Built in 2021

## **Essential Information**

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Price	\$725,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,456
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1419 150 Avenue
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3R5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 35

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Listing information last updated on July 13th, 2025 at 8:17pm MDT