

## \$420,000 - 6420 146 Avenue, Edmonton

MLS® #E4454576

**\$420,000**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

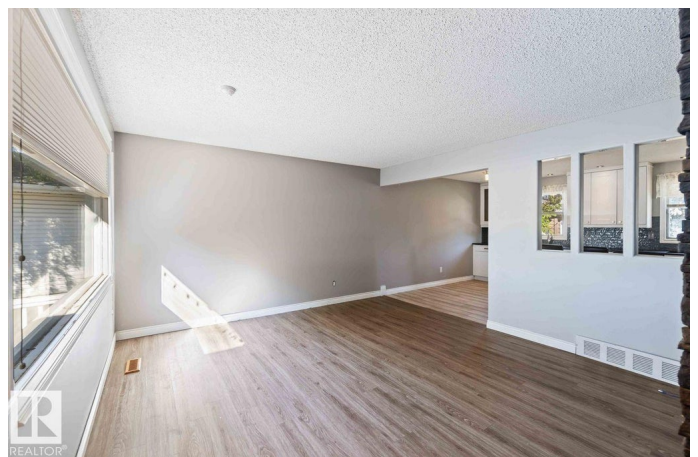
McLeod, Edmonton, AB

Welcome to family friendly McLeod! This fully finished air conditioned bungalow is perfect for young families or seniors wanting to avoid stairs. The main level has an updated kitchen with an island & plenty of cabinets. Enjoy the built in wine fridge to keep beverages cold. The large livingroom has a feature wall with a 65" tv that stays. 3 good sized bedrooms & a 4 pce bath with rainshower complete the main floor. Downstairs you'll find a second kitchen. Perfect for older family members that want their own space. There's an open livingroom & a 4th bedroom, laundry room & another full bathroom with heated floors. The private backyard is fully fenced with no maintenance chainlink. Double oversized heated garage & storage shed. Close to all levels of schools, Londonderry Mall & public transit. With a few minor touchups this could be your perfect forever home!

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454576  |
| Price          | \$420,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,055     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1968                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6420 146 Avenue |
| Area        | Edmonton        |
| Subdivision | Mcleod          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1T3         |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized                           |

### Interior

|              |                                                                                                                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Storage Shed, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                                   |
| Stories      | 2                                                                                                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

Date Listed August 25th, 2025

Days on Market 3

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 28th, 2025 at 11:32am MDT