

## \$378,924 - 2923 149 Avenue, Edmonton

MLS® #E4449197

**\$378,924**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this charming and affordable air conditioned detached family home in the heart of Kirkness—ideal for young families and first or second-time buyers! Priced under \$380,000, this 4-bedroom 2 bath home is just half a block from an elementary school, a sprawling park, and a large playground—perfect for kids and active lifestyles. Inside, enjoy modern upgrades, including fresh paint, updated flooring, stylish lighting, and some newer windows. The developed lower levels offer added space and flexibility, complete with a second kitchen—great for extended family or future rental potential. The beautifully landscaped backyard features a large shed, deck, and extended driveway, and you should see the Chestnut tree... perfect for outdoor gatherings and extra parking. With quick access to the LRT, ETS transit, Anthony Henday Drive, and major shopping areas, this home checks all the boxes for convenience, comfort, and value. It's bigger than it looks!

Built in 1981

### Essential Information

MLS® # E4449197

Price \$378,924

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,121                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2923 149 Avenue |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2C5         |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | See Remarks                                                          |
| Parking Spaces | 4                                                                    |
| Parking        | Front Drive Access, No Garage, Parking Pad Cement/Paved, See Remarks |

### Interior

|              |                                                                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Washer, Water Conditioner, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories      | 4                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal, Stucco                                                                                                                                     |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                               |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Brick, Metal, Stucco |
| Foundation   | Concrete Perimeter         |

**School Information**

|            |          |
|------------|----------|
| Elementary | Kirkness |
|------------|----------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 35         |

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 3rd, 2025 at 3:47am MDT