

## \$408,000 - 6411 149 Avenue, Edmonton

MLS® #E4449817

**\$408,000**

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Mcleod, Edmonton, AB

Four level split in Macleod with numerous upgrades over the years. Main floor features oak hardwood flooring and crown mouldings. L shaped living room and dining room. The upper level has 3 bedrooms, 2 baths including the primary bedroom with a 2 piece ensuite. The third level has a family room with pine wainscotting, brick wood burning fireplace and a two piece bath. There is a recreation room on the lower level plus a laundry room and a workshop area. Exterior has upgraded siding, insulation, soffits, eaves and shingles. Spacious double garage and private backyard. Some photos virtually staged. Walking distance to several schools, shopping, parks and transportation.

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449817  |
| Price          | \$408,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,180     |
| Acres          | 0.00      |
| Year Built     | 1968      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6411 149 Avenue |
| Area        | Edmonton        |
| Subdivision | Mcleod          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1W1         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | No Smoking Home                    |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Portable, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Brick Facing                                                                                      |
| Stories           | 4                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Landscaped, Private Setting |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

Days on Market 114

Zoning Zone 02

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