

\$499,000 - 7408 149a Avenue, Edmonton

MLS® #E4423725

\$499,000

5 Bedroom, 3.50 Bathroom, 1,104 sqft
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

****Investor Alert**** This fully renovated home with a legal basement suite is a fantastic investment, generating \$3,400/month in rental income, with tenants covering utilities. The main floor features three bedrooms and 1.5 bathrooms, while the legal basement suite offers two bedrooms and two full bathrooms, including a three-piece ensuite. Extensively upgraded, this property has been professionally rebuilt and certified by the City of Edmonton to meet all legal requirements. Updates include windows, kitchens, bathrooms, shingles, flooring, paint, doors, trim, and fixtures. The basement ceiling is insulated with Roxul Fire & Sound, ensuring privacy between suites. Each unit has a separate entrance and in-suite laundry. The oversized double detached garage features updated doors and openers. All this in a great neighbourhood on a 51x120 ft parcel. With the main floor renting for \$2,049/month and the basement for \$1,400/month, this home offers strong cash flow and long-term value.

Built in 1969

Essential Information

MLS® #	E4423725
Price	\$499,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7408 149a Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2W6

Amenities

Amenities	Off Street Parking, Detectors Smoke, Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 3rd, 2025

Days on Market 11

Zoning Zone 02

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