

## \$419,900 - 8007 145 Avenue, Edmonton

MLS® #E4424803

**\$419,900**

3 Bedroom, 1.50 Bathroom, 1,236 sqft  
Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

1236 sq ft bungalow feat. 3 bedrms & 1.5 baths that has undergone substantial renovations & feat. 3 bedrms & 1.5 baths feat. a basement that has been completely gutted & is awaiting the savvy investor &/or homeowner that is looking to supplement their mortgage via a legal basement suite. Main floor feat. luxury vinyl plank throughout along with 12 x 24 Carrara tile throughout the kitchen. Main floor also feat. a open concept layout with the living room open to the dining room which is open to the kitchen. The kitchen cabinets were updated a few years back & are complemented by quartz countertops & glass tiled backsplash. The living room feat. a beautiful stone facing linear electric fireplace. Main floor 4 piece bath has been remodelled & feat a new vanity, new tub, tiled shower, & new plumbing & lighting. Other feat. include: 2 pc ensuite, new doors & baseboard, new lighting, new plugs & switches, newer furnace 2015, singles 2017, most windows 2024, HWT 2017, newer Shingles, & a double detached garage.

Built in 1969

### Essential Information

MLS® # E4424803

Price \$419,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8007 145 Avenue
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 2S8

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
----------	---------------------

Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 8th, 2025

Days on Market      34

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 April 11th, 2025 at 12:02pm MDT