

## \$799,900 - 8713 149 Street, Edmonton

MLS® #E4433176

**\$799,900**

5 Bedroom, 3.50 Bathroom, 1,868 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Welcome to this beautifully crafted, newly built INFILL in prestigious Parkview! Offering over 2,600 sq/ft of total living space, this home has been FULLY SOUNDPROOFED! Ideal for families, professionals, or investors seeking a turnkey opportunity with a fully finished LEGAL SUITE. The main floor features an open-concept layout with a chef's kitchen offering quartz countertops, custom cabinetry, a large island, and premium stainless-steel appliances. Bright living and dining areas with oversized windows and a cozy fireplace create an inviting atmosphere. Upstairs, the primary suite boasts a walk-in closet and a luxurious 5PC ensuite with dual vanities, a soaker tub, and a large shower. Two additional bedrooms, a 4PC bath, built-in tech area and a laundry closet complete the upper level. The fully finished legal basement suite includes 2 bedrooms, a 4PC bath, a full kitchen, in-suite laundry, and a separate entrance. Easy access to Whitemud, top schools, shopping, parks, and minutes to Downtown!

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433176  |
| Price    | \$799,900 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,868                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8713 149 Street |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1B5         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, See Remarks, Infill Property, HRV System |
| Parking   | Double Garage Detached, See Remarks  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl, Stucco, Hardie Board Siding  |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Level Land, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl, Stucco, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 10          |

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Listing information last updated on June 16th, 2025 at 3:47am MDT