

## **\$775,000 - 1419 150 Avenue, Edmonton**

MLS® #E4439517

**\$775,000**

7 Bedroom, 4.00 Bathroom, 2,462 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

LOOKING FOR A SUPER-SIZED HOME FOR YOUR LARGE FAMILY? THIS 2021 TWO STOREY IS FULLY LOADED - TOP TO BOTTOM! STUNNING OPEN TO BELOW 3349 SF BOASTS A TWO BEDROOM MOTHER-IN-LAW SUITE with a SEPARATE ENTRANCE. THIS HOME IS BIG. BOLD & BEAUTIFUL. TILE FLOORING. SEVEN TOTAL BEDROOMS. FOUR FULL BATHS. Granite in KITCHEN & ALL FOUR BATHROOMS. AIR CONDITIONING. SOUTH FACING YARD. Heated & Oversized Garage with Epoxy flooring. MAIN FLOOR BOASTS A FULL BATH AND BEDROOM. WALKTHROUGH PANTRY. Ensuite features OVERSIZED SHOWER AND JETTED TUB. TWO SETS OF WASHER/DRYERS. Short walk to a gorgeous pond/green space. RECESSED LED LIGHTING w/ Remote colour-changing ability in the primary bedroom & kitchen & bonus room. Fraser Vista offers both urban & rural living. Moments away from the beautiful North Saskatchewan River Valley enjoy abundant retail, grocery stores, restaurants and ring road access nearby. This is a TURN-KEY opportunity to live in a NEARLY NEW BRAND NEW HOUSE with all the bells and whistles.

Built in 2021

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4439517               |
| Price          | \$775,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,462                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1419 150 Avenue |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3R5         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |

|                   |  |
|-------------------|--|
| Basement          | Full, Finished   |
| <b>Exterior</b>   |  |
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 35        |

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Listing information last updated on June 15th, 2025 at 9:17pm MDT