

\$339,900 - 1931 145a Avenue, Edmonton

MLS® #E4437335

\$339,900

4 Bedroom, 2.00 Bathroom, 936 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

24' X 24' DOUBLE DETACHED GARAGE!

BUDGET FRIENDLY! LEGAL SUITE

POTENTIAL! This 936 sq ft 4 bed, 2 bath bungalow in desirable Fraser is perfect for the first time buyer, investor, or downsizer! Open concept main floor unites the living / kitchen / dining space; great for entertaining & ample natural light! 3 bedrooms up, including the primary bed w/ double closets. 4 pce bath, linen storage & access to the the backyard through the rear entry space. The basement is fully finished, w/ spacious rec room, 4th bedroom, 3 pce bath, laundry, and tons of storage! Refresh to your touch or convert to secondary suite! The back yard is spacious, with tons of room for summer BBQs or bonfires! Covered & screened in gazebo to enjoy while you host parties & gatherings! Newer vinyl widows, shingles (2015). Only blocks to Fraser School, quick access to the Henday & amenities at Manning Crossing make location a winner! A must see!

Built in 1980

Essential Information

MLS® # E4437335

Price \$339,900

Bedrooms 4

Bathrooms 2.00



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 936 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1931 145a Avenue |
| Area | Edmonton |
| Subdivision | Fraser |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 1S9 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Gazebo, R.V. Storage |
| Parking | Double Garage Detached, Over Sized, RV Parking |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brass Surround, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 19th, 2025

Days on Market 3

Zoning Zone 35

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Listing information last updated on May 22nd, 2025 at 9:47am MDT