

## **\$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	13
Zoning	Zone 35

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 June 11th, 2025 at 9:32pm MDT