

\$280,000 - 2509 149 Avenue, Edmonton

MLS® #E4434989

\$280,000

4 Bedroom, 1.50 Bathroom, 1,215 sqft
Single Family on 0.00 Acres

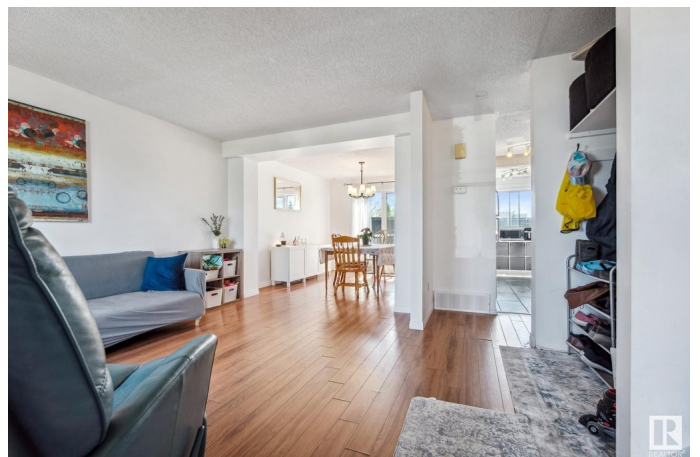
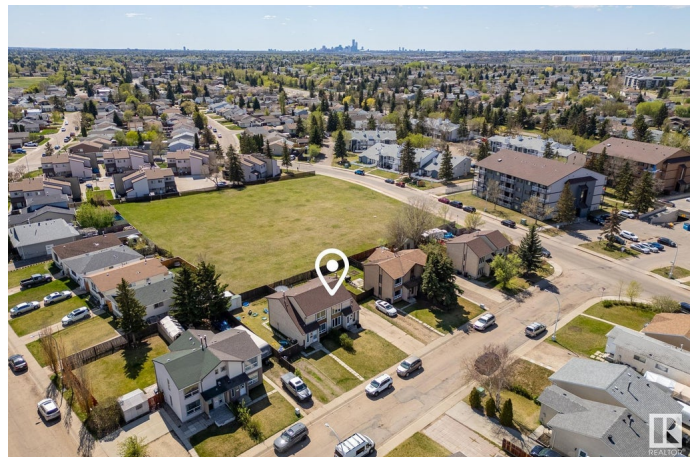
Fraser, Edmonton, AB

Affordable living with no condo fees! This spacious 2-storey half duplex in the welcoming community of Fraser offers 4 bedrooms and 1.5 bathrooms—an excellent opportunity for first-time buyers, growing families, or savvy investors. Step inside to a bright main floor featuring a cozy living room, a dining area perfect for family meals, a functional kitchen with ample cabinet space, and a convenient half bathroom. Upstairs, you'll find the primary bedroom, two additional bedrooms, and a full 4-piece bathroom. The finished basement adds even more living space with a large rec room and a fourth bedroom—ideal for guests, a home office, or a playroom. The fully fenced backyard backs onto a quiet open field, providing extra privacy and room to relax or entertain outdoors. Parking is easy with a large pad at the back and plenty of street parking out front. Conveniently located near schools, shopping, public transit, parks, and all essential amenities. A great place to call home!

Built in 1981

Essential Information

| | |
|----------|-----------|
| MLS® # | E4434989 |
| Price | \$280,000 |
| Bedrooms | 4 |



| | |
|----------------|---------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,215 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2509 149 Avenue |
| Area | Edmonton |
| Subdivision | Fraser |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 2G5 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Vinyl Windows |
| Parking | Front Drive Access, Parking Pad Cement/Paved |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 7th, 2025
Days on Market 23
Zoning Zone 35

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